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Port of San Francisco

Capital Plan

PORT OF SAN FRANCISCO

September 1992

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CAPITAL PLAN POLICY

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1. PURPOSE

A Capital Plan, essential for a well-managed public agency, defines the capital requirements necessary to support the department's goals and objectives. A well-conceived plan will identify capital needs, define a multi-year timetable for the timing of projects, prioritize projects, and identify funding.

There are several important objectives for the development of a capital plan:

* To provide clear direction for the use of the Port's capital resources

* To facilitate efficient debt management and long term planning

* To provide for the development of a Financing Plan

* To support the development of a land use plan

* To support planning for cargo and non-cargo customers

* To facilitate the efficient allocation of staff resources

* To educate the public with regard to the financial realities of Port capital requirements

* To address questions from public bodies such as the Port Commission, the Mayor's Office, the Board of Supervisors, the Capital Planning Advisory Committee, etc. and establish confidence in Port management

2. CAPITAL PLAN DEFINITION

Several important terms are used in the context of a Capital Plan. These terms are defined as follows:

A. Capital Projects
One-time or periodic projects with a useful life of at least three years and a cost of $50,000 or more.

B. Facilities Maintenance
Provides for the repair and upkeep of existing buildings, structures, and infrastructure and for minor repairs.

C. Operating Costs
Annually recurring maintenance or small projects.

D. Capital Equipment
Equipment that provides significant economic benefits over five years or more and cost $100,000 or more is eligible for capital funding.

D. Deferred Maintenance:
Required maintenance work to insure the full useful life and capacity of buildings, structures, improvements and infrastructure, but for lack of resources or other considerations, were not accomplished. The Port may elect not to preform maintenance in certain circumstances, such as when it is not cost effective, therefore, the maintenance will not be scheduled.

3. POLICIES

Several important policies should govern the development, maintenance and funding of the Capital Plan.

A. Capital Funding
Capital expenditures are generally funded through the issuance of long-term debt. The most common vehicle for the Port has been the issuance of revenue bonds, though there are a variety of municipal financing alternatives.

Capital projects are funded through long-term debt for two reasons:

* To match the costs of the project with the benefits that accrue through their useful life

* To spread the cost of one-time or periodic projects which cannot be easily absorbed into an annual operating budget

A second option is the use of one-time funds such as grants or fire insurance proceeds.

The last option is the use of Port operating fund reserves. These funds should be used to fund capital items in the following circumstances:

* No capital funds are available from any other source, including bond funds, federal or state funding sources, etc.

* The project is critical to the operation of the Port

* Funding of the project will not cause the operating fund reserve to fall below the minimum balance set in the Unappropriated Operating Fund Reserve Policy.

B. Capital Budget Sources
Funding for capital projects should be sought through the Capital Plan. That process is described in section #4. Funding mechanisms for capital and facilities maintenance projects are described below:

* Operating Budget:
The annual operating budget is supported by estimated revenues for the fiscal year and has both Line-Item and Project appropriations.

  - Line Item - annually recurring operating costs such as salaries, office supplies, contractual services, etc.

  - CIP/FM - capital and facilities maintenance projects are budgeted as "projects" when the project:

    * will continue beyond the end of the fiscal year

    * when the project budget may require the use of several different types of line-item expenditure categories, or

    * when they are capital projects (non-operating expenditures).

* Supplemental Appropriation
A Supplemental Appropriation is used to draw on the operating fund unappropriated reserves outside of the annual budget process.

* Capital Budget
Capital projects, as defined in section #2, should be included in the Capital Plan.

C. Emergency Capital Funds
The Port should maintain a balance of $500,000 to fund unforeseen, urgent capital projects. These funds should be appropriated and available to meet emergency needs, subject to the contract approval process.

Urgent projects are those that: 1) affect health and safety; 2) are required by law to be completed immediately; or 3) if not done immediately will have a serious adverse impact on Port assets.

The Executive Director may authorize the use of these emergency funds up to $50,000 without approval of the Port Commission.

D. Transfer of Funds Between Capital Projects
Each capital project will be the responsibility of a division director. The authority for transfers of funds between funded capital projects is as follows:

* Directors - $25,000

* Executive Director - $50,000

* Port Commission - Over $50,000

A transfer of funds between projects that are the responsibility of different directors and that do not exceed $25,000 will require the approval of both directors.

A transfer of funds between projects funded out of bond funds is subject to the restrictions of the particular bond resolution in addition to the above restrictions.

E. Project Responsibility

A Project Director will be assigned to each project, usually the director sponsoring the project, for overall management and direction. The Project Director will assign a Project Administrator, responsible for the daily management of the Project. The Finance Manager will be responsible for emergency capital funds.

F. Capital Plan Review

The Committee will hold regular quarterly meetings during the fiscal year. Additional meetings will be scheduled as needed.

The Committee will review:

* new projects and recommend their priority
* existing project priorities and consider revisions
* funded projects to determine if they are still needed and whether the amount of funding is adequate to complete the project
* any projects that are needed but are not included with either the funded projects on the Funded Capital & Facilities Maintenance Projects schedule or the non-funded projects on the Capital Plan

G. Capital Spending Approval

To ensure that capital project funds are available and the project is authorized, a Capital Expenditure Approval Form must be completed prior to the issuance of a contract and encumbrance of funds. The Accounting Department will not process a contract drawing on capital funds without this form. The form must be signed by the Division Director, the Finance Manager and the Executive Director.

4. PLAN DEVELOPMENT PROCESS

Several important factors/guidelines should facilitate and govern the development of the Capital Plan.

A. Initiating a Capital Project Request

The purpose of initiating a capital project request is to move a specific project forward for consideration and prioritization by the Capital Project Planning Committee (CPPC).

Any member of the staff can initiate a capital project request with the approval of a division director.

To initiate a capital project, a Capital Plan Request Form (see attachment CP-B) must be completed. Handy instructions have been developed to assist with the completion of the request form (attachment CP-C). The Finance Department will assist staff with the completion of the request form.

The completed request should be transmitted to the Finance Department.

B. Project Analysis

The Finance Department will assist staff with the completion of the Capital Project Request Form, and is responsible for the following:

* Review of the request form for completeness

* Review of the request with the staff that completed the request to ensure that the project is thoroughly and accurately described.

* Completion of sections #14 thru #21 including cash flow information and net present value calculations.

C. Capital Project Planning Committee (CPPC)

1) Role and membership of the CPPC

The CPPC includes the four division directors, those of Cargo Services, Tenant Services, Planning & Community Affairs and Internal Services.

Each director will have one vote and may assign one of their staff members to represent them in their absence. In the event of a voting tie, the Finance Manager will vote.

The Finance Manager will facilitate the CPPC meetings as a non-voting member. The Chief Harbor Engineer will act in an advisory capacity to the committee.

The committee's responsibility is to review capital project requests and recommend project priorities to the Executive Director.

2) Process

After completion of each Capital Project Request Form and analysis by Finance, the request will be circulated to the committee members. If the project is urgent, a meeting of the committee will be arranged to consider the project for priority and available funding.

The committee will hold regular meetings quarterly during the fiscal year, including once during the preparation of the Port's annual budget (October). Additional meetings will be scheduled as needed. The committee will discuss new projects and establish their priority and will review existing priorities and consider revisions to their priority.

After their review, the committee will recommend a capital plan to the Executive Director.

D. Executive Director Review and Approval

The Finance Manager will provide a copy of the recommended capital plan to the Executive Director along with pertinent supporting information.

The Executive Director will meet with the committee to discuss the recommended capital plan.

The Executive Director will accept or revise the capital plan and recommend adoption to the Port Commission.

E. Port Commission Adoption

The capital plan will be presented to the Port Commission each year at its first meeting in January, along with the annual budget. Approval will be requested at the second meeting in January. Updates of all capital project reports will be provided to the Port Commission quarterly.

Any mid-year revisions to the Capital Plan in excess of $50,000 will be approved by the Port Commission.

Staff will seek separate Commission approval for contracting of all capital plan projects that exceed $50,000.

F. Revisions to the Capital Plan

A revision to the capital plan, changes to priorities or the addition or deletion of project(s), may be initiated by any division, but will require the approval of a division director. A memo should be addressed to the Finance Manager identifying the following:

* the revision(s) requested

* justification for the revision

* the urgency of the revision

If the revision cannot wait for the next regularly scheduled CPPC meeting, a special meeting will be scheduled. The committee will consider a revision to the capital plan, and if approved by the committee, the revised plan will be forwarded to the Executive Director for review and approval.

5. DEFERRED MAINTENANCE

A Deferred Maintenance plan is an important component to the development of a comprehensive capital plan. A deferred maintenance plan should:

* Identify and quantify projects defined as deferred maintenance

* Integrate deferred maintenance projects into the capital plan or the annual operating budget as appropriate

* Reduce, with the goal of eliminating, the continued accumulation of deferred maintenance by the development of scheduled and preventative maintenance plans

* Provide information necessary for the development of a financing plan to fund major deferred maintenance projects

6. CAPITAL PROJECT SCHEDULES

Six capital project schedules will be produced on a regular basis. The Funded Capital & Facilities Maintenance Projects schedule is a listing of projects supported by appropriations. The Capital Plan Schedule is a list of unfunded capital projects requested by Port directors.

A. Capital Plan Summary

Lists capital projects in priority order, identifying which projects are funded and which are in process. (Schedule CP-1).

B. Capital Plan Projects

Lists capital projects in priority order, includes project description, necessity, project cost, source of funding and/or the funding shortfall. (Schedule CP-2).

C. Capital Plan Schedule

Lists capital projects by the date scheduled to begin. Lists projects by fiscal year for five years. (Schedule CP-3).

D. Capital Project Status

Provides a status report on all projects that have been funded. (Schedule CP-4).

E. Funding Available Schedule

Identifies all monies available to fund capital plan projects. (Schedule CP-5).

F. Funded Capital & Facilities Maintenance

Provides a status of all capital and facilities maintenance projects previously funded that are not included in the capital plan. (Schedule CP-6).

G. Distribution
All reports should be distributed to the Directors and the Executive Division staff.

7. FINANCING PLAN

The financing plan is developed to plan funding for the capital plan. The capital plan provides the net funding requirements, project definitions and priorities for the projects.

Long-term projections will be developed to identify the annual surplus (revenues over expenses) that would be required to fund debt service costs for the capital plan (principal and interest on bonds). The capital plan will be segmented into groups of projects and debt issues will be planned based on the debt capacity of the Port, timing of projects, municipal bond market considerations and tax law restrictions.

The revenue required (revenue targets) to fund annual debt service costs for bond issues will be calculated and provided to staff. The ultimate ability to fund capital requirements rests with the ability of the Port to generate annual revenues in excess of annual expenses on a consistent basis.

CIPPOL

CAPITAL PLAN SUMMARY

File: SCH-CP1
04-Sep-92

Schedule CP-1

APPROVED/FUNDED PROJECTS

	Title	Project Number	Facility	Project Administrator	Division Director	Unfunded Amount	Funded Amount	Total Project Cost
1)	Reefer Receptacles	100	Pier 80	Mabal Bhat	Roger Peters	0	274,000	274,000
2)	Crane Improvements	101	Pier 94/96	George Kennady	Roger Peters	0	50,000	50,000
3)	Capital Improvements - Phase II	102	Pier 80	John Kellogg	Roger Peters	0	6,493,500	6,493,500
4)	Star Crane Telescopic Spreader	103	Pier 94	Skip Zeller	Roger Peters	0	153,438	153,438
5)	Lumber	104	Var Loc	Gary Olson	Jack Conrad	0	226,209	226,209
6)	Pier 5 Bathroom Construction	105	Pier 7	Walt Sequera	Mike Janis	0	65,000	65,000
7)	Consultant Work - Wetlands Study	106	Pier 98	Karen Glatzel	Keri Lung	0	175,000	175,000
8)	Tunnels	107	SP Railroad Tunnels 3 & 4	John Kellogg	Roger Peters	836,290	9,163,710	10,000,000
9)	EIR	108	Seafood Center	Anne Cook	Keri Lung	0	300,000	300,000
10)	Clean-up Lead Contaminated Matl.	110	Pier 24,26,28	Barbara Cooper	Keri Lung	0	140,000	140,000
11)	Drainage Construction	111	Embarcadero Parkway	Jim MacFarlan	Keri Lung	0	1,000,000	1,000,000
	TOTAL					836,290	18,040,857	18,877,147

APPROVED/UNFUNDED PROJECTS

	Title	Project Number	Facility	Project Manager	Division Director	Unfunded Amount	Funded Amount	Total Project Cost
12)	Seismic Safety Program Survey	109	Var Loc	Cliff Jarrard	Mike Janis	40,000	0	40,000
	TOTAL					40,000	0	40,000

UNFUNDED PROJECTS

	Title	Project Number	Facility	Project Manager	Division Director	Unfunded Amount	Funded Amount	Total Project Cost
13)	Dumpsite Closure	112	Pier 70	Jim Read	Keri Lung	13,200	0	13,200
14)	Dumpsite Closure	113	Pier 94	Jim Read	Keri Lung	4,415,000	0	4,415,000
15)	Dumpsite Closure	114	Pier 98	Jim Read	Keri Lung	5,000,000	0	5,000,000

16) Abatement Work - Phase I	115	Asebestos Mgt	Barbara Cooper	Keri Lung	265,088	0	265,088
17) Substructure Repair	116	Pier 1 1/2, 3,5,5 1/2	Cliff Jarrard	Mike Janis	2,000,000	0	2,000,000
18) Deck Rehabilitation	117	Pier 70	Cliff Jarrard	Roger Peters	368,192	0	368,192
19) Starporter Crane Modern.	118	Pier 94/96	Skip Zeller	Roger Peters	2,300,000	0	2,300,000
20) Underground Storage Tank Soil	119	Var Loc	Jim Read	Keri Lung	523,000	0	523,000
21) Illinois Street Bridge	120	Pier 80,94 & 96	Joe Wyman	Roger Peters	9,000,000	2,000,000	11,000,000
22) Construction of New Pier	121	Hyde St.	Anne Cook	Keri Lung	4,918,345	3,200,000	8,118,345
23) Seafood Center Project	122	Pier 45	Anne Cook	Keri Lung	7,064,352	0	7,064,352
24) New Cranes	123	Pier 94/96	Skip Zeller	Roger Peters	14,000,000	0	14,000,000
25) Correction of Settlement	124	Pier 94	John Kellogg	Roger Peters	500,000	0	500,000
26) Elec Work Crane Upgrade Phase I	125	Pier 94/96	Mabal Bhat	Roger Peters	700,000	0	700,000
27) Elec Work Crane Upgrade Phase II	126	Pier 94/96	Mabal Bhat	Roger Peters	2,200,000	0	2,200,000
28) Abatement Work - Phase II	127	Asbestos Mgt	Barbara Cooper	Keri Lung	109,000	0	109,000
29) Abatement Work - Phase II	128	Asbestos Mgt	Barbara Cooper	Keri Lung	TBD	0	TBD
30) Abatement Work - Phase II	129	Asbestos Mgt	Barbara Cooper	Keri Lung	TBD	0	TBD
31) Replacement of Sewer Lines	130	Var Loc	Skip Zeller	Jack Conrad	62,000	0	62,000
32) Sewer System Repair	131	501 Army St.	Skip Zeller	Roger Peters	20,000	0	20,000
33) HVAC Replacement	132	Ferry Bldg	Skip Zeller	Mike Janis	60,000	0	60,000
34) Yard Releveling	133	Pier 94/96	John Kellogg	Roger Peters	650,000	0	650,000
35) High Mast Lighting Rennovation	134	Pier 94/96	Mabal Bhat	Roger Peters	600,000	0	600,000
36) Administration Bldg Rehab	135	Pier 80	Cliff Jarrard	Roger Peters	85,000	0	85,000
37) Purchase FJ Burns Property	136	Pier 80	Dorothy Schimke	Roger Peters	3,500,000	0	3,500,000
38) Structural Section Upgrade	137	Pier 94/96	John Kellogg	Roger Peters	3,000,000	0	3,000,000
39) Paving Relocated Chassis Storage	138	Pier 94/96	John Kellogg	Roger Peters	1,000,000	0	1,000,000
40) High Mast Lght - Paving Phase I	139	Pier 94/96	Mabal Bhat	Roger Peters	600,000	0	600,000
41) High Mast Lght - Paving Phase II	140	Pier 94/96	Mabal Bhat	Roger Peters	500,000	0	500,000
42) Replace PCB-Containing Trans.	141	Pier 70	Barbara Cooper	Keri Lung	1,500,000	0	1,500,000
43) Substructural Rehabilitation	142	Pier 35	Cliff Jarrard	Mike Janis	4,700,000	0	4,700,000
44) Structural Rehabilitation	143	Pier 70	Cliff Jarrard	Roger Peters	10,209,599	0	10,209,599
45) Utility Underground - Stage II	144	Pier 94/96	Mabal Bhat	Roger Peters	800,000	0	800,000

46) Private Terminal Construction	145	Pier 94	John Kellogg	Roger Peters	4,399,000	0	4,399,000
47) Purchase of Howland Hook Cranes	146	Pier 94/96	Skip Zeller	Roger Peters	12,600,000	0	12,600,000
48) 35' Gauge Crane Track Levelling	147	Pier 80	Skip Zeller	Roger Peters	100,000	0	100,000
49) Additional Reefer Plugs	148	Pier 94/96	Mabal Bhat	Roger Peters	96,000	0	96,000
TOTAL UNFUNDED PROJECTS					97,857,776	5,200,000	103,057,776
TOTAL PROJECT COST					98,734,066	23,240,857	121,974,923

CAPITAL PLAN PROJECTS (A)

Schedule CP-2

File: SCH-CP2
09-Sep-92

PRIORITY	PROJECT NO.	FACILITY	PROJECT DESCRIPTION	EST. START (FY)	FUNDING DATE	PROJECT COST	PROJECT FUNDING SOURCES (B) SURPLUS	FIRE PROCEEDS	1971 HARBOR BOND FUND	5TH SEAWALL BD FUND	1984 REVENUE BD FUND(B)	GRANTS/ LOAN	TOTAL FUNDING	FUNDING SURPLUS/ (DEFICIT)
1	100	PIER 80	REEFER RECEPTACLES	92/93	1/91	274,000	0	0	0	0	274,000	0	274,000	0
1			DESCRIPTION: Installation of sixty-four 480 volt 32 amp receptacles.											
1 1			WHY NEEDED: Additional receptacles would meet anticipated energy needs for shipping customers.											
2	101	PIER 94/96	TITLE: CRANE IMPROVEMENTS	92/93	12/90	50,000	0	0	0	0	50,000	0	50,000	0
2			DESCRIPTION: Replace rusted structural bolts on two crane frames.											
2			WHY NEEDED: Work is required to maintain crane certification.											
3	102	PIER 80	TITLE: CAPITAL IMPROVEMENTS - PHASE II	92/93	8/92	6,493,500	0	0	0	0	6,493,500	0	6,493,500	0
3 3 3 3 3 3 3 3 3 3 3 3 3			DESCRIPTION: Improvements include: (1) moving the current row of reefer receptacles so that it parallels the new transtainer container stacks and installing optimum number of new receptacles to receive both small and large plugs (2) repaving the main storage area of the terminal, improving grade for proper drainage and strengthening pavement to support heavy equipment such as transtainers (3) relocating utilities from poles to underground so that all areas of the yard are accessible to heavy equipment and reducing power outages due to pole strikes by equipment (4) constructing a marine office near the wharf to provide office space for the marine superintendents, and luncheon and bathroom facilities for longshoremen required by 29 CRF section 1917.127 - Sanitation, and (5) restriping yard for storage of containers and for traffic control required by new configuration.											
3			WHY NEEDED: The pier needs improvements to make it more efficient.											
4 4	103	PIER 94	TITLE: STAR CRANE TELESCOPIC SPREADER	91/92	11/90	153,438	0	0	0	0	153,438	0	153,438	0
4 4			DESCRIPTION: Purchase 1 new telescopic spreader per specification, inspect and test it, review drawings, modify crane controls to suit.											
4 4 4			WHY NEEDED: Existing spreader is almost worn and damaged beyond repair from nine years of use. Welds and rewelds have raised OSHA citations and longshoremen's work stoppages.											

CAPITAL PLAN PROJECTS (A)

Schedule CP-2

File: SCH-CP2
09-Sep-92

PRIORITY	PROJECT NO.	FACILITY	PROJECT DESCRIPTION	EST. START (FY)	FUNDING DATE	PROJECT COST	PROJECT FUNDING SOURCES (B) SURPLUS	FIRE PROCEEDS	1971 HARBOR BOND FUND	5TH SEAWALL BD FUND	1984 REVENUE BD FUND(B)	GRANTS/ LOAN	TOTAL FUNDING	FUNDING SURPLUS/ (DEFICIT)
5	104	Var Loc	TITLE: LUMBER PURCHASE	92/93	12/91	226,209	0	0	0	0	226,209	0	226,209	0
5			DESCRIPTION: Remove deteriorated piles and chocks at Pier 80. Replace with new eucalyptus piles and treated lumber fenderline. Remove deteriorated piles, deck, caps, stringers and compounds at Pier J-7. Replace with new creosote piles and treated lumber.											
5			WHY NEEDED: Without any rehabilitation, piers could become a safety hazard and have to be recategorized under limited use or condemned status. In addition, there would be a loss of cargo and commercial fishing revenues to the Port.											
6	105	PIER 7	TITLE: PIER 5 BATHROOM CONSTRUCTION	92/93	12/91	65,000	0	0	0	0	65,000	0	65,000	0
6			DESCRIPTION: Installation of public restroom facilities in the Pier 5 bulkhead building to serve the new public fishing Pier 7.											
6			WHY NEEDED: Installation of improvements are required by a BCDC permit and subject to fines and civil penalties if not installed in the next fiscal year.											
7	106	PIER 98	TITLE: CONSULTANT WORK - WETLANDS STUDY	92/93	12/91	175,000	0	0	0	0	175,000	0	175,000	0
7			DESCRIPTION: Services to implement closure plans. These may include: 1) landscape architecture, 2) wetlands planner, 3) materials testing laboratory, and 4) engineering design.											
7			WHY NEEDED: Closure plan will require special design suitable to a specialized firm rather than in-house staff.											
8	107	SP RAILROAD TUNNELS 3 & 4	TITLE: TUNNELS	93/94	12/91	10,000,000	3,865,019	311,065	1,932,900	54,726	0	3,000,000	9,163,710	(836,290)
8			DESCRIPTION: Install gauntlet tracks and signalling devices in tunnels.											
8			WHY NEEDED: To accommodate double stack container cars.											
9	108	PIER 45, HYDE STREET	TITLE: ENVIRONMENTAL IMPACT REVIEW	92/93	12/91	300,000	0	0	0	0	300,000	0	300,000	0

PRIORITY	PROJECT NO.	FACILITY	PROJECT DESCRIPTION	EST. START (FY)	FUNDING DATE	PROJECT COST	PROJECT FUNDING SOURCES (B) SURPLUS	FIRE PROCEEDS	1971 HARBOR BOND FUND	5TH SEAWALL BD FUND	1984 REVENUE BD FUND(B)	GRANTS/ LOAN	TOTAL FUNDING	FUNDING SURPLUS/ (DEFICIT)
9			DESCRIPTION: Preparation of this review and other related studies to determine the environmental effects of constructing the Hyde Street Harbor and the Pier 45 Seafood Center Project.											
9			WHY NEEDED: Required by the California Environmental Quality Act prior to project development.											
10	110	PIERS 24, 26, 28	TITLE: PIERS 24,26,28 - CLEAN-UP OF LEAD CONTAMINATED MATERIAL	92/93	8/92	140,000	0	140,000	0	0	0	0	140,000	0
10			DESCRIPTION: Lead contaminated material is present on the roofs of three piers and connecting sheds. This material may have originated from sand blasting operations on the Bay Bridge. Legally, it is a hazardous waste and must be properly removed and disposed of.											
10			WHY NEEDED: This material is a hazardous waste and must be removed. There are federal, state and local regulations covering the removal and disposal of this material.											
11	111	EMBARCADERO PARKWAY	TITLE: DRAINAGE CONSTRUCTION	92/93	8/92	1,000,000	0	1,000,000	0	0	0	0	1,000,000	0
11			DESCRIPTION: The local share that the Port would pay for construction of the new storm drain and sewer system in the proposed Waterfront Transportation Project on the Embarcadero.											
11			WHY NEEDED: Current roadway drains into the Bay. New federal legislation requires that all sewer drainage be collected and treated. Possible fines of up to $10,000 per day. Port is expected to provide this funding upon commencement of the Waterfront Transportation Project in 1992.											
12	109	VAR LOC	TITLE: SEISMIC SAFETY PROGRAM SURVEY	93/94		40,000	0	0	0	0	0	0	0	(40,000)
12			DESCRIPTION: Development of seismic safety and code compliance program by outside consultant.											
12			WHY NEEDED: There are approximately 200 Port structures which must be inspected and evaluated for being modified to conform to the latest seismic safety program.											
13	112	PIER 70	TITLE: DUMPSITE CLOSURE	TBD		13,200	0	0	0	0	0	0	0	(13,200)

PRIOR-ITY	PROJECT NO.	FACILITY	PROJECT DESCRIPTION	EST. START (FY)	FUNDING DATE	PROJECT COST	PROJECT FUNDING SOURCES (B) SURPLUS	FIRE PROCEEDS	1971 HARBOR BOND FUND	5TH SEAWALL BD FUND	1984 REVENUE BD FUND(B)	GRANTS/ LOAN	TOTAL FUNDING	FUNDING SURPLUS/ (DEFICIT)
13			DESCRIPTION: Closure of solid waste landfill sites on Pier 70. Survey, monitor existing groundwater wells, install permanent monuments. Post-closure maintenance of drainage system.											
13			WHY NEEDED: Compliance with RWQCB Orders 87-060 which specifies site closure and establishment of water quality protection standards in accordance with CCA Title 22, Chapter 30, Subchapter 15. Port otherwise would be in violation of State law and subject to fines up to $5,000 per day.											
14	113	PIER 94	TITLE: DUMPSITE CLOSURE	TBD		4,415,000	0	0	0	0	0	0	0	(4,415,000)
14			DESCRIPTION: Closure of solid waste landfill site on Pier 94. This includes (1) grading, paving, installing drainage system (2) sealing, surfacing, providing bank protection, and (3) providing security and road access.											
14			WHY NEEDED: Compliance with RWQCB Orders 87-061 which specifies site closure and establishment of water quality protection standards in accordance with current state law for Class II dumpsites. Port otherwise would be in violation of State law and subject to fines of $5,000 per day.											
15	114	PIER 98	TITLE: DUMPSITE CLOSURE	TBD		5,000,000	0	0	0	0	0	0	0	(5,000,000)
15			DESCRIPTION: Closure of solid waste landfill sites at Pier 98. This work includes: grading, sealing, providing bank protection, removing waste, planting ground cover, adding impermeable barrier, protecting ground water wells and securing the area.											
15			WHY NEEDED: Compliance with RWQCB Orders 87-062 which specifies site closure and establishment of water quality protection standards. Port otherwise would be in violation of State law and subject to fines up to $5,000 per day.											
			THIS PROJECT COST ESTIMATE DOES NOT INCLUDE ANY IMPROVEMENTS BEYOND CLOSURE, SUCH AS WETLANDS ENHANCEMENT.											
16	115	ASBESTOS MGT	TITLE: ABATEMENT WORK - PHASE I	TBD		265,088	0	0	0	0	0	0	0	(265,088)
16			DESCRIPTION: Remove damaged asbestos from Ferry Building.											
16			WHY NEEDED: Protection to Port and City from liability related to presence											

PRIORITY	PROJECT NO.	FACILITY	PROJECT DESCRIPTION	EST. START (FY)	FUNDING DATE	PROJECT COST	PROJECT FUNDING SOURCES (B) SURPLUS	FIRE PROCEEDS	1971 HARBOR BOND FUND	5TH SEAWALL BD FUND	1984 REVENUE BD FUND(B)	GRANTS/ LOAN	TOTAL FUNDING	FUNDING SURPLUS/ (DEFICIT)
16			of asbestos in buildings.											
17 17 17 17	116	PIER 1 1/2, 3, 5, 5 1/2, 7	TITLE: SUBSTRUCTURE REPAIR DESCRIPTION: Repair and reinforce seawall, piling and deck slab for marginal wharf and pier substructure.	TBD		2,000,000	0	0	0	0	0	0	0	(2,000,000)
17 17 17 17 17			WHY NEEDED: Substructure repairs must be made in order to support existing structures/uses and allow us to re-lease vacated areas. If work not completed, there may be a loss amounting to $300,000 per year from existing tenancies and of additional potential income of at least $150,000 - $200,000 per year based on short-term (month-to-month) occupancy.										
18	117	PIER 70	TITLE: DECK REHABILITATION	TBD		368,192	0	0	0	0	0	0	0	(368,192)
18 18 18			DESCRIPTION: Remove deteriorated deck, stringers and outside compounds at Pier 70 and replace with new treated lumber. This would be approximately 49,600 sq. ft. of surface.											
18 18 18 18 18			WHY NEEDED: Work is required to continue generating revenues to the Port from both existing operations and potential expanded operations in the future. If the Port intends to continue using this Pier beyond 5 years, major repairs will be required now; otherwise, the Pier eventually may have to be condemned.											
19	118	PIER 94 & 96	TITLE: STARPORTER CRANE MODERNIZATION	TBD		2,300,000	0	0	0	0	0	0	0	(2,300,000)
19 19			DESCRIPTION: Modify 2 Starporter container cranes, including raising them 15 ft., adding elevators, safety lighting and new spreaders.											
19 19 19 19 19			WHY NEEDED: Existing ships that Port handles arrive with containers stacked 5 high on deck. Current configuration cannot lift a container over these 5 containers without handling additional containers. No other West Coast Port has this problem at a major berth. Potential loss of main shipping tenants at Pier 94 & 96, if work not completed.											
20	119	VAR LOC	TITLE: UNDERGROUND STORAGE TANK SOIL TREATMENT	TBD		523,000	0	0	0	0	0	0	0	(523,000)
20			DESCRIPTION: All known unpermitted underground storage tanks have been											

PRIOR-ITY	PROJECT NO.	FACILITY	PROJECT DESCRIPTION	EST. START (FY)	FUNDING DATE	PROJECT COST	PROJECT FUNDING SOURCES (B) SURPLUS	FIRE PROCEEDS	1971 HARBOR BOND FUND	5TH SEAWALL BD FUND	1984 REVENUE BD FUND(B)	GRANTS/ LOAN	TOTAL FUNDING	FUNDING SURPLUS/ (DEFICIT)
20			removed from Port property. However, 15 tanks have leaked and contaminated soil. Soil must be removed and treated or hauled to a hazardous waste site. Excavation must be backfilled and restored to original condition.											
20			WHY NEEDED: Compliance with CCR Title 23 Chapter 3 Subchapter 16 Underground Tank Regulations. If work not performed, Port subject to fines up to $5,000 per day.											
21	120	PIER 80, 94 & 96	TITLE: ILLINOIS STREET BRIDGE	TBD		11,000,000	0	0	0	0	0	2,000,000	2,000,000	(9,000,000)
21			DESCRIPTION: Construction of a convertible bridge and approaches with two truck lanes and a single railroad track across Islais Creek, just east of the existing Third St. bridge to accommodate transfer of cargo containers by yard vehicles between the North Container Terminal and the Intermodal Container Transfer Facility (ICTF). (The $2 million investment from Catellus is conditional upon the project being completed within three years.)											
21			WHY NEEDED: The Mission Bay Project and a SF Muni yard project will eliminate the existing 16th Street lead railroad track which currently serves Piers 80, 50 and 48, and require a reconstructed track. This elimination is expected to take place in approximately 3 years. Both the Mission Bay developer and MUNI have agreed to provide the Port with funds to build the bridge as an alternative to a reconstructed 16th Street lead track. The Port must have this project totally funded and underway within the prescribed time frame or forfeit the option of receiving these subject funds.											
22	121	HYDE ST.	TITLE: CONSTRUCTION OF NEW PIER	TBD		8,118,345	0	0	0	0	0	3,200,000	3,200,000	(4,918,345)
22			DESCRIPTION: Construct new pier (36,000 sq. ft.) at Hyde St. This will include a two-story harbormaster's office with restroom, shower and laundry facilities for fishermen. In addition, 88 new floating boat berths will be constructed and will be accessible from the end of the new pier. A new marine fueling station will also be constructed on the pier.											
22			WHY NEEDED: To maintain Fisherman's Wharf prominence in the fishing industry by providing sufficient berthing space and modern support facilities for the local fishing fleet and for transient vessels during peak fishing											

PRIOR-ITY	PROJECT NO.	FACILITY	PROJECT DESCRIPTION	EST. START (FY)	FUNDING DATE	PROJECT COST	PROJECT FUNDING SOURCES (B) SURPLUS	FIRE PROCEEDS	1971 HARBOR BOND FUND	5TH SEAWALL BD FUND	1984 REVENUE BD FUND(B)	GRANTS/ LOAN	TOTAL FUNDING	FUNDING SURPLUS/ (DEFICIT)
22			seasons.											
23	122	PIER 45	TITLE: SEAFOOD CENTER PROJECT	TBD		7,064,352	0	0	0	0	0	0	0	(7,064,352)
23			DESCRIPTION: (1) Expansion and connection of Shed C sanitary and industrial sewer, fire protection, electrical and water utilities (2) interior partition for and concrete resurfacing of fish handling space in Shed C (3) construction of public access improvements (including public restrooms) at and between the north end of Pier 45, the east apron of Pier 45, Pier 47A and the Hyde Street Pier (4) exterior cosmetics to Pier 45 Sheds (window painting, signs, banners) (5) reroofing of Sheds A and C and (6) retail cosmetics for Shed B.											
23			WHY NEEDED: Improvements to Shed C may be required prior to use of the Shed. Public access improvements probably will be required by BCDC as conditions to development of some Pier 45 improvements and of the Hyde Street Harbor.											
23			THIS PROJECT COST ESTIMATE DOES NOT INCLUDE THE FISHERIES RESEARCH CENTER.											
24	123	PIER 94 & 96	TITLE: NEW CRANES	TBD		14,000,000	0	0	0	0	0	0	0	(14,000,000)
24			DESCRIPTION: Purchase two new post-panamax cranes and power supply systems to handle current and future shipping needs. A new electrical power supply will be required to allow the cranes to use the available electronic control systems.											
24			WHY NEEDED: Cranes are needed to accommodate 4th generation of container vessels.											
25	124	PIER 94	TITLE: CORRECTION OF SETTLEMENT	TBD		500,000	0	0	0	0	0	0	0	(500,000)
25			DESCRIPTION: The northernly 400 feet of concrete pier has settled. The water side crane rail and electrical trench are one foot below design elevations. This project will raise and level a 400 feet section of the crane rail and electrical trenches. Existing fill next to wharf will be replaced with lightweight fill to increase the safety factor for seismic loading.											
25			WHY NEEDED: Differential elevations between and along crane rails exceed crane manufacturers operating criteria. Additional settlement could lead to difficult crane operation in this area. Electrical bus bars (crane power supply) can be in contact with bay water at high tides and											

PRIORITY	PROJECT NO.	FACILITY	PROJECT DESCRIPTION	EST. START (FY)	FUNDING DATE	PROJECT COST	PROJECT FUNDING SOURCES (B) SURPLUS	FIRE PROCEEDS	1971 HARBOR BOND FUND	5TH SEAWALL BD FUND	1984 REVENUE BD FUND(B)	GRANTS/ LOAN	TOTAL FUNDING	FUNDING SURPLUS/ (DEFICIT)
25			storm conditions.											
26	125	PIER 94 & 96	TITLE: ELECTRICAL WORK CRANE UPGRADE PHASE I	TBD		700,000	0	0	0	0	0	0	0	(700,000)
26			DESCRIPTION: Design for installation a 4160 volt electric service for two new container cranes.											
26			WHY NEEDED: The ampacity and regulation of existing 20 year-old, 480 volt, conductor bar system is inadequate for the new high speed crane controls.											
27	126	PIER 94 & 96	TITLE: ELECTRICAL WORK CRANE UPGRADE PHASE II	TBD		2,200,000	0	0	0	0	0	0	0	(2,200,000)
27			DESCRIPTION: Replace 480 volt crane supply with 4160 volt system and convert two Starporters for high voltage operation.											
27			WHY NEEDED: A 4160 volt system is needed for new container cranes. It is no longer possible to operate at 480 volts when the conductor trench is needed for the high voltage system.											
28	127	ASBESTOS MGT	TITLE: ABATEMENT WORK - PHASE II	TBD		109,000	0	0	0	0	0	0	0	(109,000)
28			DESCRIPTION: Survey remaining Port buildings to determine the amount and condition of asbestos-containing materials.											
28			WHY NEEDED: Protection to Port and City from liability related to presence of asbestos in buildings. The survey will identify any exposure to asbestos which may be affecting employees, tenants and general public.											
29	128	ASBESTOS MGT	TITLE: ABATEMENT WORK - PHASE II	TBD		TBD	0	0	0	0	0	0	0	0
29			DESCRIPTION: Remove or repair any materials found to be in poor condition.											
29			WHY NEEDED: Protection to Port and City from liability related to presence of asbestos in buildings. The survey will identify any exposure to asbestos which may be affecting employees, tenants and general public.											
30	129	ASBESTOS MGT	TITLE: ABATEMENT WORK - PHASE II	TBD		TBD	0	0	0	0	0	0	0	0

PRIOR-ITY	PROJECT NO.	FACILITY	PROJECT DESCRIPTION	EST. START (FY)	FUNDING DATE	PROJECT COST	PROJECT FUNDING SOURCES (B) SURPLUS	FIRE PROCEEDS	1971 HARBOR BOND FUND	5TH SEAWALL BD FUND	1984 REVENUE BD FUND(B)	GRANTS/ LOAN	TOTAL FUNDING	FUNDING SURPLUS/ (DEFICIT)
30			DESCRIPTION: Initiate an Operations and Maintenance Plan for any building found to contain asbestos materials.											
30			WHY NEEDED: Protection to Port and City from liability related to presence of asbestos in buildings. The survey will identify any exposure to asbestos which may be affecting employees, tenants and general public.											
31	130	VAR LOC	TITLE: REPLACEMENT OF SEWER LINES	TBD		62,000	0	0	0	0	0	0	0	(62,000)
31			DESCRIPTION: (1) Replace 150' of sewer line at Pier 17, (2) replace common sewer line under Taylor Street, (3) Replace 6" sewer line from Pier 45 to main pumping station, and (4) replace sewer line under Amador St.											
31			WHY NEEDED: Pipe and/or supports have worn out. Replacement will avoid raw sewage from spilling into Bay or on street.											
32	131	501 ARMY ST.	TITLE: SEWER SYSTEM REPAIR	TBD		20,000	0	0	0	0	0	0	0	(20,000)
32			DESCRIPTION: Install direct drains under building and replace main sewer line.											
32			WHY NEEDED: Sewage backs up when there is a main stoppage. Sewer main is damaged due to truck movement after gate improvement work.											
33	132	FERRY BLDG	TITLE: HVAC REPLACEMENT	TBD		60,000	0	0	0	0	0	0	0	(60,000)
33			DESCRIPTION: Replace dated and energy inefficient chiller unit (HVAC) and cooling unit with updated unit.											
33			WHY NEEDED: Equipment is old and needs constant maintenance. New unit should save at least 30% on electrical consumption.											
34	133	PIER 94 & 96	TITLE: YARD RELEVELING	TBD		650,000	0	0	0	0	0	0	0	(650,000)
34			DESCRIPTION: Settlement of Pier 94 & 96 requires that yard area be repaved and drainage work be done to alleviate severe ponding in area. Project would involve performing surveys of area to define locations of problem, preparing design plans and specifications, and advertising for contract											

PRIOR-ITY	PROJECT NO.	FACILITY	PROJECT DESCRIPTION	EST. START (FY)	FUNDING DATE	PROJECT COST	PROJECT FUNDING SOURCES (B) SURPLUS	FIRE PROCEEDS	1971 HARBOR BOND FUND	5TH SEAWALL BD FUND	1984 REVENUE BD FUND(B)	GRANTS/ LOAN	TOTAL FUNDING	FUNDING SURPLUS/ (DEFICIT)
34			bid.											
34			WHY NEEDED: Large area of ponding presents undesirable working conditions in yard. Large portions of piers are made unusable for container storage activities. This may impact the capabilities of Port to satisfy contract commitments.											
35	134	PIER 94 & 96	TITLE: HIGH MAST LIGHTING RENNOVATION	TBD		600,000	0	0	0	0	0	0	0	(600,000)
35			DESCRIPTION: Replace 450 high mast lighting fixtures, deteriorated electrical components and all climbing safety devices on all 18 high mast lighting standards. Replace rusted climbing studs with ladders on 12 poles.											
35			WHY NEEDED: Existing fixtures will be 20-23 years old and have deteriorated to a condition where lamping is difficult. Existing safety and climbing devices are unreliable and untested.											
36	135	PIER 80	TITLE: ADMINISTRATION BUILDING REHABILITATION	TBD		85,000	0	0	0	0	0	0	0	(85,000)
36			DESCRIPTION: Repair and upgrade common area hallways and rostrums to retain current tenants and attract new tenants. Subdivide the two largest vacancies into smaller, more efficient office spaces. Replace the west lobby entry doors that have been damaged by forced entry and use. Install a direct digital temperature control system.											
36			WHY NEEDED: Approximately one half of building office space is vacant. The common area hallway floor treatment has deteriorated tile that is obsolete and maintenance intensive. The two largest vacant spaces were designed for a specific user and are not appropriate for general office space. The lobby entry doors are warped and repair parts are now obsolete. The existing HVAC system in the building is maintenance intensive and provides inadequate tenant comfort.											
37	136	PIER 80	TITLE: PURCHASE F.J. BURNS PROPERTY	TBD		3,500,000	0	0	0	0	0	0	0	(3,500,000)
37			DESCRIPTION: Purchase F.J. Burns property for future terminal expansion.											
37			WHY NEEDED: This property will be required to expand Pier 80 when											

PRIORITY	PROJECT NO.	FACILITY	PROJECT DESCRIPTION	EST. START (FY)	FUNDING DATE	PROJECT COST	PROJECT FUNDING SOURCES (B) SURPLUS	FIRE PROCEEDS	1971 HARBOR BOND FUND	5TH SEAWALL BD FUND	1984 REVENUE BD FUND(B)	GRANTS/ LOAN	TOTAL FUNDING	FUNDING SURPLUS/ (DEFICIT)
37			future shipping volume increases.											
38	137	PIER 94/96	TITLE: STRUCTURAL SECTION UPGRADE	TBD		3,000,000	0	0	0	0	0	0	0	(3,000,000)
38			DESCRIPTION: Strengthen existing asphalt pavement with structural section											
38			capable of supporting 90,000 pound port packer wheel loads.											
38			WHY NEEDED: Increases the through-put of these piers by increasing the											
38			footprint of available productive pier space.											
39	138	PIER 94/96	TITLE: PAVING FOR RELOCATED CHASSIS STORAGE	TBD		1,000,000	0	0	0	0	0	0	0	(1,000,000)
39			DESCRIPTION: Level and pave undeveloped 9 acre dump area for chassis storage. This											
39			will free other space for port packer loading and storage.											
39			WHY NEEDED: Increases the through-put of these piers by increasing the											
39			footprint of the available productive pier space.											
40	139	PIER 94/96	TITLE: HIGH MAST LIGHTING - PAVED AREA PHASE I	TBD		600,000	0	0	0	0	0	0	0	(600,000)
40			DESCRIPTION: Install 2 high mast lighting standards with 40 fixtures											
40			to illuminate the 7.5 acre new chassis storage area to marine terminal											
40			standards. Extend underground electrical service to area.											
40			WHY NEEDED: Area cannot be used at night, unless illuminated.											
41	140	PIER 94/96	TITLE: HIGH MAST LIGHTING - PAVED AREA PHASE II	TBD		500,000	0	0	0	0	0	0	0	(500,000)
41			DESCRIPTION: Install 2 high mast lighting standards with 48											
41			fixtures to illuminate 9 acre paved area to marine terminal standards.											
41			Extend underground electrical service to area.											
41			WHY NEEDED: Area cannot be used at night, unless illuminated.											
42	141	PIER 70	TITLE: REPLACEMENT OF PCB-CONTAINING TRANSFORMERS	TBD		1,500,000	0	0	0	0	0	0	0	(1,500,000)
42			DESCRIPTION: Port owns 7 buildings with a total of 31 PCB-containing											
42			electrical transformers at Pier 70. The transformers are being regularly											

PRIORITY	PROJECT NO.	FACILITY	PROJECT DESCRIPTION	EST. START (FY)	FUNDING DATE	PROJECT COST	PROJECT FUNDING SOURCES (B) SURPLUS	FIRE PROCEEDS	1971 HARBOR BOND FUND	5TH SEAWALL BD FUND	1984 REVENUE BD FUND(B)	GRANTS/ LOAN	TOTAL FUNDING	FUNDING SURPLUS/ (DEFICIT)
42			maintained by our tenant and are in good condition. However, the EPA											
42			recommends that the transformers be replaced with equipment that does											
42			not contain PCBs.											
42			WHY NEEDED: PCB spills could contaminate Pier 70 buildings and require extensive											
42			clean-up by an environmental contractor.											
43	142	PIER 35	TITLE: SUBSTRUCTURE REHABILITATION	TBD		4,700,000	0	0	0	0	0	0	0	(4,700,000)
43			DESCRIPTION: Substructure rehabilitation with precast and jacketed timber											
43			piles.											
43			WHY NEEDED: If not completed, sections of the Pier may sag or collapse.											
43			In addition, Port liability due to accidents may increase.											
44	143	PIER 70	TITLE: STRUCTURAL REHABILITATION	TBD		10,209,599	0	0	0	0	0	0	0	(10,209,599)
44			DESCRIPTION: Pier 70 is a 1,300 feet long pier in our southern waterfront,											
44			consisting of concrete-filled piles, steel caps and girders.											
44			While the piles are generally in sound condition, the steel caps											
44			and girders are badly deteriorated. If we											
44			intend to continue using this pier beyond 5 years, major repairs will be											
44			required now. If repairs are not undertaken, the pier may have to be											
44			eventually condemned.											
44			WHY NEEDED: To continue generating revenues to the Port, from existing											
44			operations and potential expanded operations in the future.											
45	144	PIER 94/96	TITLE: UTILITY UNDERGROUNDING - STAGE II	TBD		800,000	0	0	0	0	0	0	0	(800,000)
45			DESCRIPTION: Underground PG&E line at south end of terminal and provide tie to											
45			north underground line.											
45			WHY NEEDED: To clear the terminal of power poles.											
46	145	PIER 94	TITLE: PIER 94 PRIVATE TERMINAL CONSTRUCTION	TBD		4,399,000	0	0	0	0	0	0	0	(4,399,000)
46			DESCRIPTION: Apportion 23.5 acres of Pier 94 for a private container terminal											

PRIORITY	PROJECT NO.	FACILITY	PROJECT DESCRIPTION	EST. START (FY)	FUNDING DATE	PROJECT COST	PROJECT FUNDING SOURCES (B) SURPLUS	FIRE PROCEEDS	1971 HARBOR BOND FUND	5TH SEAWALL BD FUND	1984 REVENUE BD FUND(B)	GRANTS/ LOAN	TOTAL FUNDING	FUNDING SURPLUS/ (DEFICIT)
46			for an existing steamship line customer, including all improvements.											
46			WHY NEEDED: A proposal for a private terminal has been provided to a customer.											
47	146	PIER 94/96	TITLE: PURCHASE OF HOWLAND HOOK CRANES	TBD		12,600,000	0	0	0	0	0	0	0	(12,600,000)
47 47			DESCRIPTION: Purchase, transport and erect two 1984 Torque/Paceco container gantry cranes.											
47 47			WHY NEEDED: Vessel demand at the south container terminal exceeds the existing four cranes.											
48	147	PIER 80	TITLE: 35' GAUGE CRANE TRACK LEVELLING	TBD		100,000	0	0	0	0	0	0	0	(100,000)
48			DESCRIPTION: Level the grade for the 35' gauge crane tracks.											
48			WHY NEEDED: Cranes derail every time they are taken around a corner.											
49	148	PIER 94/96	TITLE: ADDITIONAL REEFER PLUGS	TBD		96,000	0	0	0	0	0	0	0	(96,000)
49			DESCRIPTION: Additional reefer plugs are required at South Container											
49 49 49			Terminal in the following quantities: a) Pier 94 - convert 28 220 volt plugs to 440 volt plugs, and b) M & R Building: convert 12 220 volt units to 440 plugs and add 8 more 440 volt plugs.											
49			WHY NEEDED: Refrigerated container demand exceeds current plug capacity.											
			TOTAL CAPITAL PROJECTS			121,974,923	3,865,019	1,451,065	1,932,900	54,726	7,737,147	8,200,000	23,240,857	(98,734,066)

NOTES:

(A) Does not include: Ferry Terminal improvements at Pier 1 and 1 1/2 estimated to cost $1.4 million and FUNDED by Caltrans and FHWA.

CAPITAL PLAN SCHEDULE

Schedule CP-3

File: SCH-CP3
04-Sep-92

	Title	Project Number	Facility	Total Project Cost	Funded	Project Administrator	1991/92 FY Current Yr.	1992/93 FY	1993/94 FY	1994/95 FY	1995/96 FY	1996/97 FY	BALANCE OF PROJECTS
								<---------- FIVE YEAR PLAN ---------->					
1)	Reefer Receptacles	100	Pier 80	274,000	Yes	Mabal Bhat		274,000					
2)	Crane Improvements	101	Pier 94/96	50,000	Yes	George Kennady		50,000					
3)	Capital Improvements - II	102	Pier 80	6,493,500	Yes	John Kellogg		6,493,500					
4)	Star Crane Telescopic Spreader	103	Pier 94	153,438	Yes	Skip Zeller	117,380	36,058					
5)	Lumber Purchase	104	Var Loc	226,209	Yes	Gary Olson		226,209					
6)	Pier 5 Bathroom Construction	105	Pier 7	65,000	Yes	Walt Sequera		65,000					
7)	Consultant Work - Wetlands	106	Pier 98	175,000	Yes	Karen Glatzel		175,000					
8)	Tunnels	107	SP Railroad Tunnels 3 & 4	10,000,000	Partial	John Kellogg			10,000,000				
9)	EIR	108	Seafood Center	300,000	Yes	Anne Cook		300,000					
10)	Clean-up Lead Contaminated Mat	110	Pier 24,26 & 28	140,000	Yes	Barbara Cooper		140,000					
11)	Drainage Construction	111	Embarcadero Parkway	1,000,000	Yes	Jim MacFarlan		1,000,000					
12)	Seismic Safety Program Survey	109	Var Loc	40,000	No	Cliff Jarrard			40,000				
13)	Dumpsite Closure	112	Pier 70	13,200	No	Jim Read							13,200
14)	Dumpsite Closure	113	Pier 94	4,415,000	No	Jim Read							4,415,000
15)	Dumpsite Closure	114	Pier 98	5,000,000	No	Jim Read							5,000,000
16)	Abatement Work - Phase I	115	Asbestos Mgt	265,088	No	Barbara Cooper							265,088
17)	Substructure Repair	116	Pier 1 1/2, 3,5,5 1/2	2,000,000	No	Cliff Jarrard							2,000,000
18)	Deck Rehabilitation	117	Pier 70	368,192	No	Cliff Jarrard							368,192
19)	Starporter Crane Modern.	118	Pier 94/96	2,300,000	No	Skip Zeller							2,300,000
20)	Undergrd. Storage Tank Treat.	119	Var Loc	523,000	No	Jim Read							523,000
21)	Illinois Street Bridge	120	Pier 80,94 & 96	11,000,000	Partial	Joe Wyman							11,000,000
22)	Construction of New Pier	121	Hyde St.	8,118,345	Partial	Anne Cook							8,118,345

CAPITAL PLAN SCHEDULE

Schedule CP-3

File: SCH-CP3
04-Sep-92

Title	Project Number	Facility	Total Project Cost	Funded	Project Administrator	1991/92 FY Current Yr.	FIVE YEAR PLAN 1992/93 FY	1993/94 FY	1994/95 FY	1995/96 FY	1996/97 FY	BALANCE OF PROJECTS
23) Seafood Center Project	122	Pier 45	7,064,352	No	Anne Cook							7,064,352
24) New Cranes	123	Pier 94/96	14,000,000	No	Skip Zeller							14,000,000
25) Correction of Settlement	124	Pier 94	500,000	No	John Kellogg							500,000
26) Elec. Work Crane Upgrade Phase	125	Pier 94/96	700,000	No	Mabal Bhat							700,000
27) Elec. Work Crane Upgrade Phase	126	Pier 94/96	2,200,000	No	Mabal Bhat							2,200,000
28) Abatement Work - Phase II	127	Asbestos Mgt	109,000	No	Barbara Cooper							109,000
29) Abatement Work - Phase II	128	Asbestos Mgt	TBD	No	Barbara Cooper							TBD
30) Abatement Work - Phase II	129	Asbestos Mgt	TBD	No	Barbara Cooper							TBD
31) Replacement of Sewer Lines	130	Var Loc	62,000	No	Skip Zeller							62,000
32) Sewer System Repair	131	501 Army St.	20,000	No	Skip Zeller							20,000
33) HVAC Replacement	132	Ferry Bldg	60,000	No	Skip Zeller							60,000
34) Yard Releveling	133	Pier 94/96	650,000	No	John Kellogg							650,000
35) High Mast Lighting Rennovation	134	Pier 94/96	600,000	No	Mabal Bhat							600,000
36) Administration Bldg Rehab	135	Pier 80	85,000	No	Cliff Jarrard							85,000
37) Purchase FJ Burns Property	136	Pier 80	3,500,000	No	Dorothy Schimke							3,500,000
38) Structural Section Upgrade	137	Pier 94/96	3,000,000	No	John Kellogg							3,000,000
39) Pave Relocated Chassis Storage	138	Pier 94/96	1,000,000	No	John Kellogg							1,000,000
40) High Mast Light. Paved Area I	139	Pier 94/96	600,000	No	Mabal Bhat							600,000
41) High Mast Light. Paved Area II	140	Pier 94/96	500,000	No	Mabal Bhat							500,000
42) Replace PCB-Containing Transf.	141	Pier 70	1,500,000	No	Barbara Cooper							1,500,000
43) Substructural Rehabilitation	142	Pier 35	4,700,000	No	Cliff Jarrard							4,700,000
44) Structural Rehabilitation	143	Pier 70	10,209,599	No	Cliff Jarrard							10,209,599
45) Utility Underground - Stage II	144	Pier 94/96	800,000	No	Mabal Bhat							800,000
46) Private Terminal Construction	145	Pier 94	4,399,000	No	John Kellogg							4,399,000
47) Purch. of Howland Hook Cranes	146	Pier 94/96	12,600,000	No	Skip Zeller							12,600,000
48) 35' Gauge Crane Track Level.	147	Pier 80	100,000	No	Skip Zeller							100,000

CAPITAL PLAN SCHEDULE

Schedule CP-3

File: SCH-CP3
04-Sep-92

Title	Project Number	Facility	Total Project Cost	Funded	Project Administrator	1991/92 FY Current Yr.	1992/93 FY	1993/94 FY	1994/95 FY	1995/96 FY	1996/97 FY	BALANCE OF PROJECTS
						<---------- FIVE YEAR PLAN ---------->						
49) Additional Reefer Plugs	148	Pier 94/96	96,000	No	Mabal Bhat							96,000
TOTAL PROJECT COST			121,974,923			117,380	8,759,767	10,040,000	0	0	0	103,057,776

CAPITAL PROJECT STATUS REPORT
Funded Projects

Schedule CP-4

File: SCH-CP4
04-Sep-92

Priority	Project No.	Title and Description	Facility	Project Cost	Project Administrator	Division Director	Comments
1)	100	Reefer Receptacles Installation of sixty-four 480 volt 32 amp receptacles to meet requirements of shipping customers.	Pier 80	274,000	Mabal Bhat	Roger Peters	Construction is projected to begin in September 1992 and end in August 1993 (12 months). Construction is included in the larger Pier 80 project - Capital Improvement Phase II (Priority #3).
2)	101	Crane Improvements Replace rusted structural bolts on two crane frames.	Pier 94/96	50,000	George Kennady	Roger Peters	Funding is for materials and equipment. Start date is anticipated for Sept. 1992. Labor will be done in-house.
3)	102	Capital Improvements - Phase II Improvements include: (1) moving the current row of reefer receptacles so that it parallels the new transtainer container stacks and installing optimum number of new receptacles to receive both small and large plugs (2) repaving the main storage area of the terminal, improving grade for proper drainage and strengthening pavement to support heavy equipment such as transtainers (3) relocating utilities from poles to underground so that all areas of the yard are accessible to heavy equipment and reducing power outages due to pole strikes by equipment (4) constructing a marine office near the wharf to provide office space for the marine superintendents, and luncheon and bathroom facilities for longshoremen required by 29 CRF section 1917.127 - Sanitation, and (5) restriping yard for storage of containers and for traffic control required by new configuration.	Pier 80	6,493,500	John Kellogg	Roger Peters	Construction is projected to begin in September 1992 and end in August 1993 (12 months). Contractors are Ghilotti/Rosas, a joint venture.
4)	103	Star Crane Telescopic Spreader Purchase 1 new telescopic spreader per specification, inspect and test it, review drawings, modify crane controls to suit.	Pier 94	153,438	Skip Zeller	Roger Peters	Spreader was delivered February 1992. It has been installed and is operational. Payment to vendor is approximately 90% completed on the purchase agreement. Final payment will be made pending final completion of punch list estimated October 1992.
5)	104	Lumber Purchase	Var Loc	226,209	Gary Olson	Jack Conrad	Project funding is for materials only. In-house labor will be used first by the operating budget. Pier 80 work is scheduled

Priority	Project No.	Title and Description	Facility	Project Cost	Project Administrator	Division Director	Comments
		Remove deteriorated piles and chocks at Pier 80. Replace with new eucalyptus piles and treated lumber fenderline. Remove deteriorated piles, deck, caps, stringers and compounds at Pier J-7 (Fisherman's Wharf). Replace with new creosote piles and treated lumber.					to begin August 1992 depending on shipping traffic. Work is expected to last 5 months. J-7 work is scheduled to begin in September 1992 and last 3 months.
6)	105	Bathroom Construction Installation of public restroom facilities in the Pier 5 bulkhead building to serve the new public fishing Pier 7.	Pier 5	65,000	Walt Sequera	Mike Janis	Project has two components. Sewer work will be contracted out. Design of interior will be done in-house by engineering staff. Design and construction estimates have been completed. Projected construction costs were significantly more than budgeted. Engineering is currently redesigning bathrooms to be a unisex version with the goal of reducing construction and maintenance costs.
7)	106	Consultant Work - Wetlands Study Services to implement closure plans. These may include: 1) landscape architecture, 2) wetlands planner, 3) materials testing laboratory, and 4) engineering design.	Pier 98	175,000	Karen Glatzel	Keri Lung	Feasibility analysis is being conducted in-house to determine if wetlands option is viable. This is expected to be concluded September 1992. After that, an MOU with the regulatory agencies will be initiated. This is expected to take through December 1992. After that, a design consultant will be hired. The study is expected to last 1 year.
8)	107	Tunnels Install gauntlet tracks and signalling devices in tunnels 3 and 4.	Tunnels 3 & 4	10,000,000	John Kellogg	Roger Peters	Port is in current discussions with the Joint Powers Board over scope and design of project. Port is pursuing federal and state funding. Best estimate of construction start is Summer 1993. Construction is expected to last 12 months.

CAPITAL PROJECT STATUS REPORT
Funded Projects

Schedule CP-4

File: SCH-CP4
04-Sep-92

Priority	Project No.	Title and Description	Facility	Project Cost	Project Administrator	Division Director	Comments
9)	108	Environmental Impact Report (EIR) Preparation of this review and other related studies to determine the environmental effects of constructing the Hyde Street Harbor and the Pier 45 Seafood Center Project.	Seafood Center	300,000	Anne Cook	Keri Lung	In-house analysis is being done currently to define the parameters of the EIR. Once completed, bidding and selection are expected to last 90 days. Work is scheduled to begin December 1992 and last 12 months.
10)	110	Clean-up Lead Contaminated Materials Lead contaminated material is present on the roofs of three piers and connecting sheds. This material may have originated from sand blasting operations on the Bay Bridge. Legally, it is a hazardous waste and must be properly removed and disposed of.	Pier 24,26,28	140,000	Barbara Cooper	Keri Lung	An agreement between the Port and Caltrans is pending. Once the details for the work are agreed upon, the Port can work order the funds to DPW or DPH and have existing contractors do the work. This is is estimated to take 4 to 6 weeks. These contracts, however, have limits which may be exceeded by this work for the Port. The other option is to do an RFP and hire a contractor directly for the Port. This is expected to take up to six months. Once work has begun, it is anticipated to last 6 to 8 weeks.
11)	111	Drainage Construction The local share that the Port would pay for construction of the new storm drain and sewer system in the proposed Waterfront Transportation Project on the Embarcadero.	Embarcadero Parkway	1,000,000	Jim MacFarlan	Keri Lung	Local match for project is being fronted by DPW. Port's contribution will not exceed $1 million. Phase I construction on the South Embarcadero begins September 1992 and is expected to last 18 months. Phase II construction is expected to begin January 1993 and last 18 months. Phase III construction is several years away and will only be begun when the Muni extension and Embarcadero roadway projects are completed.

FUNDS AVAILABLE FOR CAPITAL PROJECTS

File: SCH-CP5
9/4/92

June 1992

Schedule CP-5

	Operating Fund	Fire Insurance Proceeds	5th Seawall Bond Fund	1971 Bond Fund	1984 Revenue Bond Fund	Total
Unreserved Fund Balance						
Operating Fund	3,865,019					3,865,019
Fire Insurance Proceeds		1,451,065				1,451,065
5th Seawall Bond Fund			54,726			54,726
1971 Harbor Bond Fund				1,932,900		1,932,900
1984 Revenue Bond Fund					228,856	228,856
Sub-Total	3,865,019	1,451,065	54,726	1,932,900	228,856	7,532,566
Other Sources						
1984 Revenue Bond Fund Appropriations					944,003	944,003
Sub-Total					944,003	944,003
Total	3,865,019	1,451,065	54,726	1,932,900	1,172,859	8,476,569

Operating Fund Reconciliation

Unreserved Fund Balance	11,365,019
Surplus Reserve @ 20% of the 1992/93 expenditure budget.	(7,500,000)
Balance Available	3,865,019
Amount needed to fund the Tunnel Project	(3,865,019)
Surplus Reserve Shortfall	0

1984 Bond Fund Reconciliation

Unencumbered balance of appropriations plus fund balance	1,172,859
Funded/unencumbered projects:	
#7 Wetlands Study	(175,000)
#3 Pier 80 (Additional PG&E work required)	(869,000)
Balance	128,859

Note: The balance of 1984 Revenue Bond funds of $128,859 have not been reallocated to other projects.

FUNDED CAPITAL AND FACILITIES MAINTENANCE PROJECTS
June 1992

File: SCH-CP6
04-Sep-92

Schedule CP-6

Fund Type	Respon. Division	Date Approp.	Budget	Current Month Expended	Current Y-T-D Expended	Total Expended	Outstanding Encumbrance	Available Balance	Expended & Encumbered % of Budget	Budget/Encumbrance/Description/Status
SF HARBOR OPERATING FUND 34-001										
201-01 Asbestos Safety Survey	POA	July 1988	$58,710	$0	$0	$0	$58,710	$0	100%	WK3980031, DPH; survey for asbestos. Project is completed.
202-01 Misc. Fac. Maint. Projects	TS	July 1989	$100,000							
		Nov. 1989	(100,000)							To 619-01 Emergency Fac. Maint.
		July 1990	40,000							
		July 1991	50,000							To 624-01 Cargo Facilities Repair
		Oct 1991	(90,000)							JE transfer to 624-01 Cargo Facilities Repair.
		Nov. 1991	30,000							JE transfer from 624-01 Cargo Facilities Repair.
										Ferry Building Asbestos work order to DPW. Project is completed.
					19,590	19,590	10,410			Ferry Building Asbestos work order to DPW. Project is completed.
		Feb 1992	50,000							JE Transfer from 211-01, Planning office furniture PO 39-6035.
				23,702	23,702	23,702	4,194			Expense for Planning office furniture.
							3,995			Electric heat pump for west side offices.
		June 1992	(1,739)	1,739	1,739	1,739				JE transfer to Operating Budget to pay for carpeting for Finance and Planning.
			$78,261	$25,441	$45,031	$45,031	$18,599	$14,631	81%	
							5,454			Transactions in process and not yet posted in FAMIS: Encumbrance for Planning Office Furniture. (Total is $33,350).
Total 202-01 Misc. Fac. Maintenance Projects			78,261	25,441	45,031	45,031	24,053	$9,177	88%	
203-01 Railroad Track Maint.	CS	July 1989	$50,000							
		July 1990	40,000							
		July 1991	45,000							
				$614	$29,730	$80,992	$107			CT3992023, H & H Engineers, maintenance of railroad tracks, 80% completed
Total 203-01 Railroad Track Maintenance			$135,000	$614	$29,730	$80,992	$107	$53,901	60%	
209-01 Public Access Areas	IS	July 1984	$50,000							
		Apr. 1988	30,000							TP3981426, American Soil Product; landscape supplies

Fund Type	Respon. Division	Date Approp.	Budget	Current Month Expended	Current Y-T-D Expended	Total Expended	Outstanding Encumbrance	Available Balance	Expended & Encumbered % of Budget	Budget/Encumbrance/Description/Status
		June 1989	16,801							From Maintenance FY 88/89 operating budget
								4,080		TP3981454, John Jenkins, equipment rental
								600		TP3981449A, Plant Grow Co., agricultural supplies
								1,600		TP3981450A, Pacific Nursery, agricultural supplies
								700		TP3981447A, Sinclair Paint, paint supplies
								700		TP3981446A, So San Fran., plumbing supplies
					370	370		130		TP3981452A, Automatic Rain, plumbing supplies
								700		TP3981451A, Beronio Lumber, lumber supplies
								510		TP3981453A, Granite Rock, construction material
					$1,468	1,468				DP3914063
					1,278	1,278		720		TP3911429
				3,489	34,554	$66,838				Various expenditures
					1,904	1,904	3,096			TP3911380, Dawn Nursery
					545	545	955			TP3911465, South City Lumber
		Jan. 1992	(9,039)							JE3910101, Transfer available balance to 612-01.
		Jan. 1992	(12,362)							JE3910101, Transfer available balance to 212-01.
Total 209-01 Public Access Areas			$75,400	$3,489	$40,119	$72,403	$4,051	($1,054)	101%	
211-01 Var. Facilities Repair	TS	July 1987	$60,000							
		July 1988	88,180							
		July 1988	7,547							
		Apr. 1989	625							
		July 1989	30,000							
						$2,438				TP3991411, Western Plate, installation of window
						12,576	$0			CT3992020, Metro Decor Co., replace rubber mat & carpet, 100% completed
						2,567	0			TP3991397, Querin J S & C, construction materials
						345	0			TP3991398, Gow Supply, purchase of exhaust fans
						1,000				TP3991399, Sinclair Paint, purchase of tapes
							0			TP3991400, Grainger W., purchase of exhaust fans
							0			TP3901357, Western Plate
		July 1990	30,000							
			40,000							JE3990362, from 89/90 CAO Insurance surplus for electrical work at Pier 94 & 96
						28,303				Various expenditures
		Aug. 1990	(25,513)							JE3900051, to 619-01 Emergency Facilities Maintenance for repair of Agricultural Bldg. CT. 2564
						53,501	0			CT3902017, Precision Electric, for electrical switch board at Pier 9, 100% completed.
						7,152				CT3902029, McMillan Bros., for fire alarm system at Pier 50, 100% completed.
		July 1991	25,000							
							0			PR3949283
					18,332	18,329	3,789			Various Expenditures

Fund Type	Respon. Division	Date Approp.	Budget	Current Month Expended	Current Y-T-D Expended	Total Expended	Outstanding Encumbrance	Available Balance	Expended & Encumbered % of Budget	Budget/Encumbrance/Description/Status
					12,635	12,635				CT3912018, Skycolor Paint for Pier 50 Exec. Offices, 100% completed.
		Jan. 1992	(50,000)							JE Transfer to 202-01.
		Jan. 1992	(2,638)							JE Transfer to 212-01.
		Jan. 1992	(18,583)							JE Transfer to 624-01.
			184,618	$0	30,967	138,846	3,789	$41,983	77%	
							21,700			Transactions in process and not yet posted in FAMIS:
							4,000			Sewer line reconstruction for Pier 1 1/2.
										Signage for metered parking lot
Total 211-01 Var. Facilities Repair			$184,618	$0	$30,967	$138,846	$29,489	$16,283	91%	
212-01 Crane Improvement	CS	July 1987	$31,385							
						$11,192				TP3991429, Beck Electric, electrical supplies
						7,699				TP3991428, Argo Int'l, electrical supplies
						974				TP3901355, Buzzell Electric, electrical supplies
						1,494				TP3901378, Sierra Diesel, equip. maint. supplies
						3,643				TP3901399, Dahl Beck Electric, motor repair
										TP3901382, Argo Marine for motor supplies
						1,039				Various expenditures
						3,805				
		Jan. 1992	(1,539)							JE transfer to 624-01.
		Jan. 1992	2,638							JE Transfer from 211-01.
		Jan. 1992	12,362							JE Transfer from 209-01.
Total 212-01 Crane Improvement			$44,846	$0	$0	$29,846	$0	$15,000	67%	
										Transactions in process and not yet posted in FAMIS:
213-01 Groundwater Monitoring	POA	July 1991	$100,000				$100,000			Groundwater consultant for Piers 70, 94, & 98 (Total contract equals
Total 213-01 Groundwater Monitoring			$100,000	$0	$0	$0	$100,000	$0	100%	$131,700. Remaining $31,700 is funded from 618-01.
214-01 Various Locations - Asbestos	POA	July 1991	$35,000							
		Nov 1991	35,000				70,000			1990/91 Carryover
			$70,000	$0	$0	$0	$70,000	$0	100%	
										Transactions not posted in FAMIS
		June 1992	(50,000)				($70,000)			Transfer to 215-01 for asbestos repair

Schedule CP-6

Fund Type	Respon. Division	Date Approp.	Budget	Current Month Expended	Current Y-T-D Expended	Total Expended	Outstanding Encumbrance	Available Balance	Expended & Encumbered % of Budget	Budget/Encumbrance/Description/Status
Total 214-01 Var Loc Asbestos			$20,000	$0	$0	$0	$0	$20,000	0%	
215-01 Ferry Building - Asbestos	PCA	July 1991	$25,000							
		Nov 1991	25,000							1990/91 Carryover
			50,000	0	0	0	0	$50,000	0%	
		June 1992	50,000				100,000			Transactions not posted in FAMIS Asbestos repair work order to DPW for Ferry Building.
Total 215-01 Ferry Bldg Asbestos			$100,000	$0	$0	$0	$100,000	$0	100%	
222-01 Underground Storage Tank	PCA	July 1990	$90,000							
				$0	$0	$21,250	$0			OM3902013A, Bay Area Tank, removal of tank at Pier 70, 100% completed
Total 222-01 Underground Storage Tank			90,000	$0	$0	$21,250	0	$68,750	24%	
223-01 Pier 27 Steel Ramp	CS	Aug. 1990	$21,684							JE3900058A from 89/90 carryover for ramps at Pier 27
						$4,889	$9,616			TP3901390 PDM Service, Steel ramps
							1,500			TP3901407, Harrison, bolts for ramps
						4,493				
		Jan. 1992	(1,186)							JE Transfer to 624-01.
Total 223-01 Pier 27 Steel Ramp			20,498	0	0	9,382	11,116	$0	100%	
					** ACCOUNT TO BE CLOSED ?? **					
224-01 Relamp of Ferry Blg & WTC	TS	Mar. 1990	$18,000	$0	$0	$0	$0	$18,000	0%	JE3900071, FY 1988/89 carryover to 1989/90
612-01 Var. Bldg. Roof Repairs	IS	Dec. 1987	$200,000							
		Jun. 1989	20,896							Funds transferred from Maintenance FY 88/89 operating budget
						$47	$0			TP3981405, SF Gravel Co., purchase of gravel
				360	$360	360	1,640			TP3981407, Glesby Wholesale, construction materials
						185,778				Various Expenditures
						1,630	370			TP3901231, PDM, steel supplies

Fund Type	Respon. Division	Date Approp.	Budget	Current Month Expended	Current Y-T-D Expended	Total Expended	Outstanding Encumbrance	Available Balance	Expended & Encumbered % of Budget	Budget/Encumbrance/Description/Status
				17,267	17,267	30,432		909		PR3906765, Sunwest Sales, roofing supplies
		Jan. 1992	9,039							JE Transfer from 209-01
		Jan. 1992	3,370							JE Transfer from 612-01
		Jan. 1992	10,315							JE Transfer from 207-01
Total 612-01 Var. Bldg. Roof Repairs			$243,620	$17,627	$17,627	$218,247	$2,010	$23,363	90%	
613-01 Var. Loc. Handicap Access	TS	Dec. 1987	$100,000							
				2,472	10,438	10,876	0			Various Expenditures
			$100,000	$2,472	$10,438	$10,876	$0	$89,124	11%	Transactions in process and not yet posted in FAMIS:
							15,000			Various locations, disability planning and design.
Total 613-01 Var. Loc. Handi Access			$100,000	$2,472	$10,438	$10,876	$15,000	$74,124	26%	
617-01 Tenant Serv Maint Dredging	TS	Jun. 1988	$350,000							
		July 1988	325,000							From 200-01 Var Dredging (closed in July 1988)
		July 1988	525,000							Funds transferred from FY 88/89 Engineering operating budget
				$14,574	$116,543	$1,457,131				CT3982023, Smith Rice, dredging, 96% completed
		Aug. 1990	1,072,000							JE3900008, from 200-01 Var. Loc. Maint. Dredging
		Sept. 1990	(80,000)							JE3900093, to 001-01 Pier 7 Fishing for railing
		Dec. 1990	(153,555)							JE3900117, to 619-01 Emergency Facil Maint for removal of collapesd section
			(90,000)							JE3900151, to 618-01 Solid Waste Asses. Test
			(1,536)							JE3900176, to 619-01 Emergency Fac. Maint.
			(105,829)							JE3900203, to 003-01 Jefferson St. Seawall
					5,224	5,224				Various Expenditures
		Nov. 1991	105,829							JE transfer from 003-01 Jefferson St. Seawall.
		Nov. 1991	64,059							1990/91 Carryover
		Nov. 1991	60,690							Transfer from 625-01 Cargo Maint. Dredging
					6,808	6,808				DP3914380, Port of Sonoma/Marin
				42,288	462,261	462,261	1,900			Smith Rice Dredging Mod. 11 plus additional expenses
							70,000			Testing of dredge sediments. (Total approved = $96,704)
		June 1992	(37,700)							Transfer to 618-01 to fund Mod. No. 10 of GEO Resources contract
		May 1992	270							Remaining balance from 200-01 Var Loc Maint Dredging.
			2,034,228	56,862	590,836	1,931,424	71,900	$30,904	98%	
										Transactions in process and not yet posted in FAMIS:
							6,000			William Kier dredging consultant contract.
		June 1992					26,704			Balance of dredge sediment testing, Clayton Env.

Schedule CP-6

Fund Type	Respon. Division	Date Approp.	Budget	Current Month Expended	Current Y-T-D Expended	Total Expended	Outstanding Encumbrance	Available Balance	Expended & Encumbered % of Budget	Budget/Encumbrance/Description/Status
Total 617-01 Tenant Serv Maintenance Dredging			2,034,228	56,862	590,836	1,931,424	104,604	($1,800)	100%	
618-01 Solid Waste Asses. Test	PCA	Jun. 1988	$950,000							
					$36,404	$442,989	$0			CT3982010, GEO Resource, for solid waste disposal plan, 90% completed
					25,494	25,494	9,024			Modification No. 10 to CT3982010J GEO Resource
					$41,737	398,999	4,087			CT3982011A, Eureka Laboratory, for laboratory services, 80% completed
		Aug. 1990	87,995							JE3900014, from 210-01 Pier 90 Hazardous Waste
		Aug. 1990	(8,000)							JE3900050, to 623-01 Ferry Building Damage Evaluation for H. J. Degenkolb contract CM3992026A
						3,890	1,110			TP3901379, Nor Cal, for waste oil removal
				160	2,243	4,380	620			TP3901380, Waste Oil, toxic waste removal, 0% completed
			40,000							JE3900151, from 617-01 Maint. Dredging for ground water monitoring
			50,000							JE3900151, from 617-01 Maint. Dredging for ground water analysis ($50,000 was encumbered in CT3982011A)
						149,857				Various Expenditures
		June 1992	37,700							
			$1,157,695	$160	$105,878	$1,025,609	$14,841	$117,245	90%	
		Jan. 1992					16,000			Transaction in process and not yet posted in FAMIS: Transfer from 617-01 to fund Mod. No. 10 for GEO Resources contract.
		May 1992					(16,000)			Modification No. 11 To CT3982010 GEO Resource
							31,700			Cancel encumbrance of $16,000 for GEO Resource mod. No. 11.
Total 618-01 Solid Waste Assessment Test			1,157,695	160	105,878	1,025,609	46,541	$85,545	93%	GEO Resource contract for groundwater testing. Total contract equals $131,700. Remaining $100,000 is funded from 213-01.
619-01 Emergency Fac. Maint.	EMEC	July 1988	$200,000							
		Mar. 1989	100,000							From 202-01 Misc. Maint. Projects
		June 1990	67,663							JE3900304, funds transferred from 89/90 carryover
						$3,245				TP3991416, TMA Norcal, removal of toxic waste
						1,103	$1,652			TP3991419, Waste Oil Reco, removal of waste oil
						210	1,111			TP3991421, Clayton Environment, removal of hazardous waste
						189,181				CP3992025, A. Schmidt, earthquake repairs, 100% completed
						59,860				CM3992025D, Adolph Schmidt, for sprung instant structure, 100% completed
						6,000				CP3902010, General Industrial, asbestos removal, 100% completed
		Aug. 1990	25,512							JE3900051, from 211-01 Various Facilities Repair for repair of Agricult Bldg.
			153,555							JE3900117, from 617-01 Maint Dredging for removal of collapsed section
						12,500	0			CT3902027, E. Mitchell, for Ferry Building Sewer repairs ($15,000 authorized), 95% complete
			84,000							JE3900170, for Ferry Terminal Improvements, funds from MTC Ferry Terminal

Schedule CP-6

Fund Type	Respon. Division	Date Approp.	Budget	Current Month Expended	Current Y-T-D Expended	Total Expended	Outstanding Encumbrance	Available Balance	Expended & Encumbered % of Budget	Budget/Encumbrance/Description/Status
						155,091				CP3902028, Smith Rice, for shed removal and demolition, 100% completed
						2,344	0			TP3901398, Grime Blasters, for cleaning street
					1,664	176,505				Various expenditures
			1,536		15,001	15,001	1,999			Funds to DPW for Asbestos work at Pier 45.
			(24,240)							JE900170A, to MTC Ferry Terminal Project.
		Nov. 1991	60,000							JE transfer from 624-01 Cargo Facilities Repair
			668,026	0	16,665	621,040	4,762	$42,224	94%	
							4,000			Transactions in process and not yet processed in FAMIS: Funds to DPW for Asbestos work at Pier 45.
Total 619-01 Emergency Facilities Maintenance			$668,026	$0	$16,665	$621,040	$8,762	$38,224	94%	
623-01 Ferry Bldg. Damage Evalu.	TS	Apr. 1990	$65,000							JE3990224, Transferred from Finance Div. 89/90 earthquake fund for CT3992026 H. J. Degenkolb
					$97,402	$224,740				CT3992026, H. J. Degenkolb, seismic damage evaluation of Ferry Building, 90% completed
		Aug. 1990	8,000							JE3900051, from 618-01 Solid Waste Assess for CM3992026 contract
			145,000							JE3900198
		Jan. 1992	3,302							JE Transfer from 205-01 to fund Degenkolb
					2,501	2,501	100			Various Expenditures
		Jan. 1992	6,349		9,651	9,651	0			JE Transfer from 207-01 to fund Degenkolb
		March 1992	56,841				50,000			Funds transfer from 34-304 Earthquake Fund to cover Degenkolb mod.
Total 623-01 Ferry Building Seismic Damage Evalu.			$284,492	$0	$109,554	$236,892	$50,100	($2,500)	101%	
624-01 Cargo Facilities Repair	CS	Oct 1991	$90,000							
		Nov 1991	(30,000)							JE transfer to 202 Misc. Fac. Maint. Projects
		Nov 1991	(60,000)							JE transfer to 619 Emergency Facilities Maintenance
		Jan. 1992	18,583							JE transfer from 211-01.
		Jan. 1992	1,539							JE transfer from 212-01.
		Jan. 1992	1,184							JE transfer from 213-01.
Total 624-01 Cargo Fac Repair			$21,306	$0	$0	$0	$0	$21,306	0%	
625-01 Cargo Maintenance Dredging	CS	July 1991	60,690							
		Nov. 1991	(60,690)							JE transfer to 617 Tenant Serv Maint Dredging

Fund Type	Respon. Division	Date Approp.	Budget	Current Month Expended	Current Y-T-D Expended	Total Expended	Outstanding Encumbrance	Available Balance	Expended & Encumbered % of Budget	Budget/Encumbrance/Description/Status
Total 625-01 Cargo Maint Dredging			$0	$0	$0	$0	$0	$0	0%	
627-01 Port Oracle RDBMS	IS	April 1992	860,720	45,724	45,724	45,724				
Total 627-01 Port Oracle RDBMS			$860,720	$45,724	$45,724	$45,724	$0	$814,996	5%	
TOTAL SF HARBOR OPERATING FUND 34-001			$6,295,420	$152,389	$1,042,569	$4,487,562	$554,543	$1,253,315	80%	
FEDERAL AND STATE GRANTS 34-601										
001-01 Wildlife Conservation			725,981			500,000				
			$725,981	$0	$0	$500,000	$0	$225,981	69%	
002-01 Calif. Coastal Conservancy	PCA		190,000							
			$190,000	$0	$0	$0	$0	$190,000	0%	
003-01 MTC Ferry Terminal	PCA		$24,240 $25,000 59,760		8,293	68,053	0			
Total 003-01 MTC Ferry Terminal			$109,000	$0	$8,293	$68,053	$0	$40,947	62%	
004-01 CalTrans-Ferry Terminal	PCA		$1,300,000 240,000 251,259	252,194	747,171	747,171	908,771			Phase I Pier 1/2 North Ferry Improv. Contract CT3912016 Including mods. 1 - 8 for $150,000.
			$1,791,259	$252,194	$747,171	$747,171	$908,771	$135,317	92%	
							62,896			Transactions in process and not yet processed in FAMIS: Modification 9 - 12 to contract 2576.
Total 004-01 Caltrans-Ferry Terminal			1,791,259	252,194	747,171	747,171	971,667	$72,421	96%	

Schedule CP-6

Fund Type	Respon. Division	Date Approp.	Budget	Current Month Expended	Current Y-T-D Expended	Total Expended	Outstanding Encumbrance	Available Balance	Expended & Encumbered % of Budget	Budget/Encumbrance/Description/Status
005-01 SF City Trans Auth	PCA		$100,000							
Total 005-01 SF City Trans Auth			$100,000	$0	$0	$0	$0	$100,000	0%	
006-01 Cal DC - Pier 45	PCA		$2,000,000		$73,260	$73,260				
Total 006-01 Cal DC - Pier 45			$2,000,000	$0	$73,260	$73,260	$0	$1,926,740	4%	
007-01 US DC/EDA - Pier 45	PCA		$2,000,000							
Total 007-01 US DC/EDA - Pier 45			$2,000,000	$0	$0	$0	$0	$2,000,000	0%	
TOTAL FEDERAL AND STATE GRANTS 34-601			$6,916,240	$252,194	$828,724	$1,388,484	$971,667	$4,556,089	34%	
CAPITAL IMPROVEMENT FUND 34-701										
001-10 Pier 7 Fishing Pier	IS	Feb. 1989	$2,896,000							Funds transferred from Open Space Fund, Dept. of Rec. and Park
		Mar. 1989	500,000							Funds transferred from fund 34-001, project 616-01 Port Operating Fund
		Mar. 1989	725,981							Funds transferred from fund 34-601, project 001-10 Federal & State Grant
		Mar. 1989	190,000							Funds transferred from fund 34-601, project 002-10 Federal & State Grant
		Mar. 1989	61,600							Funds transferred from fund 04-191, project 138-01 Dept. of Rec & Park
		Jun. 1989	2,195,000							Funds transferred from fund 34-001, project 616-01 Port Operating Fund
						$94,842	$2,537			CT3972021A, Rama Architect; consultation during construction; 99% completed
						6,550,798	0			CT3992009, N. L. Barnes Construction; construction of Pier 7; 100% completed
		Sept. 1990	80,000							JE3900093, from 617-01 Maint. Dredging for railing
TOTAL CAPITAL IMPROVEMENT FUND 34-701			6,648,581	0	0	6,645,640	2,537	$404	100%	
1984 REVENUE BOND FUND 34-868										
002-01 Pier 80 Modernization	CS		$22,620,327							
						$418,516				CT0051060, Bendix; environmental research; 100% completed
						1,126,113				CT0060554, CH 2M Hill; design of North Container Terminal; 100% completed
						701,759				CT0051061, Vickerman; south terminal modification design; 100% completed

Fund Type	Respon. Division	Date Approp.	Budget	Current Month Expended	Current Y-T-D Expended	Total Expended	Outstanding Encumbrance	Available Balance	Expended & Encumbered % of Budget	Budget/Encumbrance/Description/Status
						11,895,585				Various expenditures
		Sept. 1990	(200,000)							JE3900094, to 008-01 Pier 96 Improvements for paving
		Sept. 1990	(400,000)							JE3900089, to 008-01 Pier 96 Improvements for paving
										CT3902023, InterCoastal for paving (JE MOVE TO 008-01)
		Jan. 1992	(300,000)							JE transfer to 006-01 for Hyde St. EIR
			21,720,327	0	0	14,141,973	0	$7,578,354	65%	
							14,000			Transactions in process and not yet posted in FAMIS: For restrooms
							6,767,500			Phase II, underground utilities, repaving, relocate receptacles, & various
						(28,187)				JE3900179, transfer of expenditures to 008-01 Pier 96 Improvement
							226,209			For lumber purchase Piers 80-A, 80-B and J-7
Total 002-01 Pier 80 Modernization			$21,720,327	$0	$0	$14,113,786	$7,007,709	$598,832	97%	
003-01 Jefferson St. Seawall	POA		$2,500,000							
				($57,917)	($25,325)	$1,238,998	$100,091			CM3972023H, Moffatt & Nichol,.for seismic design for Pier 45
			38,136		$32,457	$32,457				CM3972023J, Moffatt & Nichol, additional design of boat docking facility 100% completed ($23,000 authorized)
						2,259				TP3971218, Independent Electric; electrical supplies
						5,642				TP01005, City Electric; electrical supplies
						2,625				TP3971199, Maltby Electric; "Square - D" purchase
		Sep. 1986				65,000				Funds transferred to DPW Traffic, fund 01-500, proj. 06-503 for expenditures
						(11,531)				JE3900196, abatement of expenditures to FEMA, CP3972023
					19,365	519,070				Various expenditures
		Dec. 1989	(58,232)							Transferred to 006-01 Fisherman's Wharf
		Aug. 1990	(65,000)			(65,000)				Revenue transfer to DPW Traffic.
						(197,514)				JE3900175, abatement of expenditures to FEMA, CP3972023
										CM3972023I, Moffatt & Nichol, for analysis of seismic design recommendation ($6,000 authorized), 100% completed
										CM3972023K, Moffat & Nichol, additional design of boat docking facil
										CM3972023L, Moffatt & Nichol, additional design of boat docking facil
			105,829							JE3900203, from 617-01 Maintenance Dredging
		Nov 1991	(105,829)							JE transfer to 617 Tenant Serv Maint Dredging
		May 1992	(44,995)							Transfer funds to 006-01 Fisherman's Wharf for Seafood Center EIR
			2,369,909	(57,917)	26,497	1,592,006	100,091	$677,812	71%	Transactions in process and not yet posted in FAMIS:
							386,000			Moffatt & Nichol, Modification #13.
							65,000			Pier 5 bathroom construction
Total 003-01 Jefferson St. Seawall			2,369,909	(57,917)	26,497	1,592,006	551,091	$226,812	90%	

Fund Type	Respon. Division	Date Approp.	Budget	Current Month Expended	Current Y-T-D Expended	Total Expended	Outstanding Encumbrance	Available Balance	Expended & Encumbered % of Budget	Budget/Encumbrance/Description/Status
1984 REVENUE BOND FUND										
004-01 Pier 94 Repairs	CS		$1,500,000							
						$322				TP39801384, City Electric, electrical supplies
						48				TP3901384 City Electric, electrical supplies
						283,534				CT3992018, Abbett Electric, terminal power undergrounding; 100% completed
						28,650				TP3991441, Beck Electric, electrical supplies
						10,192				TP3991442, City Electric, electrical supplies
						798,869				Various expenditures
						211,275				DP3904550, PG & E for work on Pier 94/96 terminal power undergrounding ($210,722 authorzied), 100% completed
					117,380	117,380	36,058			CT3902032, Tenco, star crane telescopic spreader, (authorized $150,000) 5% completed.
Total 004-01 Pier 94 Repairs			1,500,000	0	117,380	1,450,270	36,058	$13,672	99%	
006-01 Fisherman's Wharf	PDA		$1,500,000							
				8,488	$45,777	$323,481	22,525			CT0000215, Carol Brown; infrastructure planning service; 90% completed
						71,231				CT0000248, Stacy & Witbeck, 100% completed, encumbrance to be closed
						1,186,454				Various expenditures
		Dec. 1989	58,232							From 003-01 Jeferson Street Seawall
		Nov. 1991	8,000							1990/91 Carryover for Carol Brown
		Jan. 1992	300,000							
		May 1992	44,995							Transfer from 003-01 Jefferson St. Seawall for Seafood Center EIR
			$1,911,227	$8,488	$45,777	$1,581,166	$22,525	$307,536	84%	
							300,000			Transactions in process and not yet posted in FAMIS: Hyde Street Harbor EIR (Total cost equals $300,000)
Total 006-01 Fisherman's Wharf			$1,911,227	$8,488	$45,777	$1,581,166	$322,525	$7,536	100%	
008-01 Pier 96 Improvement	CS		$6,400,000							
						$1,820				TP3971306, Safe Harbor; range signs
						975				TP3971200, Pacific Sanitary; portable toilets
						6,309,389	12,369			Various expenditures
		Sept. 1990	200,000							JE3900094, from 002-01 Pier 96 Modernization for paving
		Sept. 1990	400,000							JE3900089, from 002-01 Pier 96 Modernization for paving
						326,166				CT3902023, Inter Coastal, for paving, phase one, 100% completed
						21,260				CT3902023B, Inter Coastal, for repair of existing pavement, 100% completed.
						165,052				CT3902026, Esquivel Grading, pavement repair, 100% completed

FUNDED CAPITAL AND FACILITIES MAINTENANCE PROJECTS
June 1992

Schedule CP-6

Fund Type	Respon. Division	Date Approp.	Budget	Current Month Expended	Current Y-T-D Expended	Total Expended	Outstanding Encumbrance	Available Balance	Expended & Encumbered % of Budget	Budget/Encumbrance/Description/Status
						0				
			7,000,000	0	0	6,824,662	12,369	$162,969	98%	
				15,022	15,022	15,022	22,609			Transactions in process and not yet posted in FAMIS:
						28,187				For replacement of bolts under cranes
										JE3900179, transfer of expenditures from 002-01 Pier 80 Modernization
Total 008-01 Pier 96 Improvement			$7,000,000	$15,022	$15,022	$6,867,871	$34,978	$97,151	99%	
TOTAL 1984 REVENUE BOND FUND 34-868			$34,501,463	($34,407)	$204,676	$25,605,099	$7,952,361	$944,003	97%	
TOTAL CAPITAL PROJECTS			$54,361,704	$370,176	$2,075,969	$38,126,785	$9,481,108	$6,753,811	88%	

CAPITAL EXPENDITURE APPROVAL FORM CP-A

This form must be completed and approved prior to encumbering funds and incurring expenditures for capital projects.

1. Funding Source:

   Fund Title:_____ Fund #:_____

   Project Title:_____ Project/Wkph #:_____

2. Estimated Cost Not to Exceed $_____

3. Description:_____

   _____

   _____

4. Purpose/Justification:_____

   _____

   _____

   _____

5. To Be Completed by Accounting:

   Original Proceeds For This Project $_____

   Expenditures To Date $_____

   Encumbrance Balance $_____

   Unencumbered Balance $_____

6. Submitted By: _____ _____
   Signature Date

7. Approval: _____ _____
   Division Director Date

7. Approval: _____ _____
   Finance Manager Date

8. Approval: _____ _____
   Executive Director Date

cc: Cliff Jarrard
Tom Girlich

File: FORM
(Rev. 5/92)

PORT OF SAN FRANCISCO
CAPITAL PLAN REQUEST FORM CP-B

==========

REQUESTING DEPARTMENT: _____ DATE: _____

PREPARED BY: _____ PHONE: _____

PROJECT COORDINATOR: _____ PHONE: _____

DEPARTMENT HEAD APPROVAL: _____

==========

1. PROJECT TITLE: _____

2. PROJECT NUMBER (Leave blank - Finance will assign): _____

3. DESCRIPTION OF PROJECT: _____

_____

_____

_____

4. OVERALL JUSTIFICATION SUMMARY: _____

_____

_____

5. SPECIFY IF THIS PROJECT IS MANDATORY, REQUIRED OR DISCRETIONARY:

_____ COMMENTS: _____

_____

6. IDENTIFY WHICH GOALS AND OBJECTIVES FROM THE STRATEGIC PLAN THIS PROJECT SUPPORTS AND HOW IT SUPPORTS THEM:

A. GOALS: _____

_____

B. OBJECTIVES: _____

_____

7. PRIORITY RATING DATA:

A. NEED

1) PRIORITY NUMBER: _____ POINTS: _____

2) COMMENTS: _____

_____

B. ECONOMIC BENEFITS

1) PRIORITY NUMBER: _____ POINTS: _____

2) COMMENTS: _____

_____

C. FUNCTION

1) PRIORITY NUMBER: _____ POINTS: _____

2) COMMENTS: _____

_____

D. OTHER CONSIDERATIONS - (E.G., PLANNING CONSIDERATIONS) SPECIFY AND COMMENT:

1) POINTS: _____

2) COMMENTS: _____

E. TOTAL POINTS (A through D): _____

8. RISK ANALYSIS SUMMARY: _____

_____

_____

_____

_____

_____

_____

9. RELATED PROJECTS: _____

10. FACILITIES IMPACTED: _____

11. PORT OF SF DEPARTMENTS IMPACTED: _____

12. COST SUMMARY:

A. TOTAL COST ($ AMOUNT)

1) ARCHITECTURE AND ENGINEERING: _____

2) CONSTRUCTION: _____

3.) TOTAL PROJECT COST 1) + 2): _____

B. FUNDING SOURCES

1) PORT OF SF INVESTMENT ($ AMOUNT): _____

a) SOURCE(S): _____

2) OUTSIDE INVESTMENT ($ AMOUNT) _____

a) SOURCE(S): _____

b) PROBABILITY: _____

c) DATE FOR OBTAINING FUNDING: _____

d) PAYMENT IN ADVANCE/ARREARS: _____

e) MATCH AMOUNT: _____

13. PROJECT DURATION:

	BEGIN DATE	END DATE
A. ARCHITECTURE AND ENGINEERING:	_____	_____
B. CONSTRUCTION:	_____	_____
C. PROJECT LIFE (YEARS) BEYOND CONSTRUCTION PHASE:	_____	

<---------- COMPLETED BY FINANCE ---------->

14. RESIDUAL VALUE (RV): _____

15. DISCOUNT FACTOR: _____

16. NET PRESENT VALUE (NPV): _____

17. INTERNAL RATE OF RETURN (IRR): _____

18. HURDLE RATE: _____

19. CASH PAY BACK PERIOD: _____

20. COMMENTS: _____

_____

_____

_____

REVIEWED BY FINANCIAL ANALYST: _____ DATE: _____

REVIEWED BY FINANCIAL MANAGER: _____ DATE: _____

21. CASH FLOW ANALYSIS ($ 000):

A. ESTIMATES IF PROJECT IS UNDERTAKEN SCENARIO #: _____

TOTAL SCENARIOS: ____

<---------- COMPLETED BY USER ----------><-- COMPLETED BY FINANCE ->

YEAR	REVEN-UES(R)	COSTS(C)				NET CASH (R) - (C)	PRESENT VALUE (PV)	LTD PV
		MAIN-TENANCE	INTER-EST	OTHER	TOTAL			
INITIAL INVEST-MENT	******* ******* *******							
1								
2								
3								
4								
5								
6								
7								
8								
9								
10								

B. ASSUMPTIONS USED TO DETERMINE REVENUES AND COSTS: _____

_____

_____

_____

_____

_____

_____

_____

_____

21. CASH FLOW ANALYSIS ($ 000):

C. ESTIMATES IF PROJECT IS NOT UNDERTAKEN SCENARIO #: _____

TOTAL SCENARIOS: ____

<---------- COMPLETED BY USER ----------><-- COMPLETED BY FINANCE ->

YEAR	REVEN-UES(R)	COSTS(C)				NET CASH (R) - (C)	PRESENT VALUE (PV)	LTD PV
		MAIN-TENANCE	INTER-EST	OTHER	TOTAL			
INITIAL INVEST-MENT	******* ******* *******	******* ******* *******	****** ****** ******	****** ****** ******	******* ******* *******	********* ********* *********	******* ******* *******	******** ******** ********
1								
2								
3								
4								
5								
6								
7								
8								
9								
10								

D. ASSUMPTIONS USED TO DETERMINE REVENUES AND COSTS: _____

_____

_____

_____

_____

_____

_____

_____

21. CASH FLOW ANALYSIS ($ 000):

E. INCREMENTAL ANALYSIS (21A MINUS 21C) SCENARIO #: _____

TOTAL SCENARIOS: ____

<---------- COMPLETED BY USER ----------><-- COMPLETED BY FINANCE ->

YEAR	REVEN-UES(R)	COSTS(C)				NET CASH (R) - (C)	PRESENT VALUE (PV)	LTD PV
		MAIN-TENANCE	INTER-EST	OTHER	TOTAL			
INITIAL INVEST-MENT	******* ******* *******							
1								
2								
3								
4								
5								
6								
7								
8								
9								
10								

APFORM

PROJECT NUMBER: _____

FILE: CAPGRID

CAPITAL PROGRAM PRIORITY RATING SHEET

PRIORITY	NEED	ECONOMIC BENEFITS	FUNCTION	OTHER
1	EMERGENCY: Project Relates to Health & Safety Issues 20	Project Maximizes Port Revenues 17	Allows Current Project to Proceed 15	From 1 to 13 points to be assigned to the project, based upon any other important factors: POINTS (Circle Appropriate Score) Mandatory Project 3 Required Project 2 Discretionary Project 1 Total Cost 0 1 2 Planning Considerations 0 1 2 Break Even Point (Pay Back Schedule) 0 1 2 Cost Benefit Ratio 0 1 2 Financial Risk 0 1 2 _____ (Points) Total Score: _____
2	EMERGENCY: Project Relates to Other Issues 18	Project Prevents Loss of Revenue 15	Promotes/Enhances New Projects 12	
3	MAINTENANCE: Project Relates to Health & Safety Issues 17	Project Provides Indirect Benefits 12	Supports Existing Projects 10	
4	MAINTENANCE: Project Retains Current Capacity 15	Project is Revenue Neutral 10	Promotes/Enhances City-wide Objectives & off-Port Projects 6	
5	MAINTENANCE: Project Enhances Current Capacity or Modernizes 12	Project may be able to Recover Investment 6	No Relationship with Other Projects 4	
6	EXPANSION: Project Meets Expected Health & Safety Demands 10	No Recovery 0		
7	EXPANSION: Project Meets Expected New Capacity Demands 10			
8	EXPANSION: Planned Development Project 9			
9	EXPANSION: Project would be "Nice to do" 4			

Attach and identify on a separate piece of paper any response which requires additional space.

1. **PROJECT TITLE**

   Assign a name to the project.

2. **PROJECT NUMBER** (Leave blank)

   This number will be provided by finance.

3. **DESCRIPTION OF PROJECT**

   Briefly discuss the overall nature or scope of the project.

4. **OVERALL JUSTIFICATION SUMMARY**

   Present the main reason(s) as to why this project is needed. (The benefits on a financial and/or programmatic basis.)

5. **SPECIFY IF THIS PROJECT IS MANDATORY, REQUIRED OR DISCRETIONARY**

   Present the main reason(s) as to the urgency of this project.

6. **IDENTIFY WHICH GOALS AND OBJECTIVES FROM THE STRATEGIC PLAN THIS PROJECTS SUPPORTS.**

   List the goals and/or objectives in the Port's Strategic Plan that this project supports and how it supports them.

7. **PRIORITY RATING DATA**

   A. <u>NEED</u> - On a scale of 1 to 4, indicate the degree that this project is needed by the Port. Please comment.

      1 = Emergency,
      2 = Maintenance, or
      3 = Expansion to meet increased demand
      4 = New Project.

B. ECONOMIC BENEFITS - On a scale of 1 to 5, indicate the degree of economic benefits to the Port from this project. Please comment.

1 = No recovery of Port investment,
2 = Potential recovery of Port investment,
3 = Revenue neutral,
4 = Prevents loss of revenue, or
5 = Increases Port revenue.

C. FUNCTION - On a scale of 1 to 4, indicate the function of this project. Please comment.

1 = Allows current project to proceed,
2 = Promotes/enhances new projects,
3 = Supports existing projects, or
4 = Promotes/enhances city-wide objectives or off-Port projects.

D. OTHER CONSIDERATIONS - Provide any other factors (e.g., planning considerations) which would be important to know regarding this project.

8. **RISK ANALYSIS SUMMARY**

Provide an assessment of any risk which may result from doing or not doing the project. This may include any of the following:

- Health and safety,
- Ability to obtain permits,
- Ability to obtain an EIR,
- Negative effect(s) on other projects, property, etc.,
- Risk of not achieving revenue projections,
- Risk of costs exceeding projections.

9. **RELATED PROJECTS**

List any related projects which the Port is either considering or has begun which may be affected by this project.

10. **FACILITIES AFFECTED**

Describe those Port of San Francisco facilities which would be affected if this project were initiated.

11. **PORT OF SF DEPARTMENTS AFFECTED**

Provide all Port departments which will be involved in this project.

12. **COST SUMMARY**

A. Provide your best estimate as to the costs for completing this project. Please itemize architecture/engineering (soft) and construction costs (hard) separately.

B. Provide the sources of project funding.

1) Port of SF Investment - Identify the dollar amount the Port will be expected to contribute through the completion of the construction phase. This includes the source(s) of funding (e.g., surplus or bond proceeds), if known.

2) Outside Investment - Identify the dollar amount from outside funding sources. This includes loans and/or grants from third parties. Please include:

a) the name of funding source(s),
b) the probability of getting funding (low, medium, high),
c) when the Port will know that funding has been obtained,
d) if payment is made to the Port in advance/arrears, and
e) the match amount, if a match is required by the Port.

C. The sums of A and B must be equal.

13. **PROJECT DURATION**

A. Architecture and Engineering - Identify the begin date (notice to proceed date) and end date (completion date).

B. Construction - Identify the begin date (notice to proceed date) and end date (completion date).

C. Project Life (Years) Beyond Construction Phase - Estimate the number of years this project will last before a similar or additional investment would be required again at some point in the future.

ITEMS 14 TO 20 COMPLETED BY FINANCE.

21. **CASH FLOW ANALYSIS**

You may analyze more than one scenario or case for your project. For example, you may be looking at more than one time frame for constructing the project. (Project A funded in 1990 for $1 million or Project A funded in 1991 for $1.1 million.) This will result in a

separate set of cash flow statements being generated. If you need to analyze more than one scenario, make a copy of the blank cash flow schedules and label each scenario separately when completed.

A. ESTIMATES IF PROJECT IS UNDERTAKEN - Identify all revenues and costs which would result from this project over the next ten years. Include costs for maintenance, interest and anything else (specify). If the project life is less than ten years, leave the remaining years blank. If the project life is greater than ten years, attach a separate piece of paper with the additional information.

B. ASSUMPTIONS USED TO DETERMINE REVENUES AND COSTS - Identify all assumptions used in order to arrive at projections for revenues and costs. For example, if maintenance costs have risen 5 percent historically over the last 4 years, and this percentage is used to determine future maintenance costs, this must be documented in this section. Differing from recent trends must be explained.

C. ESTIMATES IF PROJECT IS NOT UNDERTAKEN - Identify all revenues and costs which would result if this project is not undertaken over the next ten years. Include costs for maintenance, interest and anything else (specify).

D ASSUMPTIONS USED TO DETERMINE REVENUES AND COSTS - Identify all assumptions used in order to arrive at projections for revenues and costs.

E. INCREMENTAL ANALYSIS - Please subtract the estimates made in 21A from the corresponding item in 21C. For example, if in 21A Year 1 revenues equal $100 and 21C Year 1 revenues equal $70, you would identify the difference of $30 as 21E Year 1 revenues.